Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

THIS INSTRUMENT
PREPARED BY:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, Tennessee 37027

Karen Y Johnson Davidson County
Batch# 156725 DEEDQC
11/05/2018 11:26:41 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20181105-0109487

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 25 day of September, 2018.

My Commission Expires: 3·9·2020

NOTARY PUBLIC

SHANNON R. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 9, 2020

Address New Owners as Follows:
J. Luis Garcia
Anita Garcia
1324 Timber Valley Drive
Nashville, Tennessee 37214

Send Tax Bills To:
New Owner

Map-Parcel
108120B09900CO

QUITCLAIM DEED

In consideration of ten and NO/100 dollars ($10.00), and other good and valuable consideration, **J. Luis Garcia and Anita Garcia, husband and wife, and Lina Vargas, a married woman,** Grantors, hereby quitclaim and convey all of their undivided right, title and interest to the hereinafter described property to **J. Luis Garcia, and Anita Garcia, husband and wife,** Grantees. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 198, on the plan of Phase 1-A, Harborview, Section 2, of record in Plat Book 6900, Page 756-758 and Surveyor's Certificate of Correction of record in Book 9096, page 764, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to J. Luis Garcia and Anita Garcia, husband and wife, and Lina Vargas, a married woman, by Warranty Deed, from Morris Randell Yarbrough and Niki G. Yarbrough, dated April 24, 2017, of record in Instrument No. 20170427-0041657, Register's Office for Davidson County, Tennessee.

Said property having the street address of 1324 Timber Valley Drive, Nashville, TN 37214.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantors makes no warranties as to the state of the title to the property but acquits any claim that Grantors has to said property and for that purpose thereof, makes this conveyance to

Grantees.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 25 day of September, 2018.

J. Luis Garcia
J. Luis Garcia

Anita Garcia
Anita Garcia

Lina Vargas
Lina Vargas

Jose Garcia

*Jose Garcia, spouse of Lina Vargas, joins in the execution of this instrument for the purpose of conveying his/her marital interests, if any, in subject property.

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **J. Luis Garcia and Anita Garcia**, with whom I am personally acquainted, (or whose identities was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 25 day of September, 2018.

SHANNON R. RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires MAR. 9, 2020

Notary Public

My Commission Expires: 3-9-2020

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Lina Vargas and Jose Garcia**, with whom I am personally acquainted, (or whose identities was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 25 day of September, 2018.

SHANNON R. RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires MAR. 9, 2020

Notary Public

My Commission Expires: 3-9-2020