Prepared By

ARMISTEAD LAW GROUP, PLLC
Cathryn R. Armistead (BPR# 34698)
222 2nd Avenue South, Suite 1700
Nashville, Tennessee 37201

After Recording Return To

Leslie Garcia
806 Hamblen Drive
Madison, Tennessee 37115

Karen Johnson Davidson County
Batch# 196069 DEEDQC
02/19/2019 08:40:35 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190219-0014431

Space Above This Line for Recorder's Use

MAP & PARCEL #
33-11.54

TENNESSEE QUIT CLAIM DEED

STATE OF TENNESSEE)
DAVIDSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One-dollar ($1.00) in hand paid to Carlos Garcia, an unmarried person (hereinafter known as the "Grantor") hereby remise, release, and forever quitclaim to Leslie Garcia, (hereinafter known as the "Grantee") all his rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to-wit:

Being Lot 245 on the Plan of Primrose Acres, Section 3, of record in Book 2900, page 71, Register's Office for said County.

Said Lot No. 245 front 140 feet on the southeasterly side of Hamblen Drive and extends back 256.3 feet on the northeasterly line and 206.6 feet on the southwesterly line to a dead line, measuring 148 feet thereon.

Being the same property conveyed to Carols A. Garcia, then identified as a married person currently unmarried, by deed from John L. Gregory et ux. Christine Gregory, of record by instrument number 20031028-0158454, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to John L. Gregory, et ux., Christine Gregory by deed from Janet Jensen Hamstra, also known as Janet K. Hamstra, of record in Book 4017, page 514, Register's Office, Davidson County, Tennessee. The said Christine Gregory is now deceased, leaving John L. Gregory as the surviving tenant by the entirety.

Subject to the restrictions of record in Book 2859, page 584, said Register's Office.

IN TESTIMONY WHEREOF I/we have hereunto set my/our hand(s) this 23 day of January, 2019.

Carlos Garcia Alejos, *Grantor*

Leslie Garcia, ~~*Grantee*~~

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Carlos Garcia Alejos and Leslie Garcia whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 23rd day of January 2019.

VIRGINIA LEIGH MCWHORTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-2-2022

Virginia Leigh McWhorter
Notary Public
My Commission Expires: 5-2-2022

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $1.00.

Leslie Garcia

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Subscribed and sworn before me this the 23 day of January 2019.

VIRGINIA LEIGH MCWHORTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-2-2022

Virginia Leigh McWhorter
Notary Public
My commission expires: 5-2-2022

The following information is not part of this Deed:

Property Address:	806 Hamblen Drive Madison, Tennessee 37115
Owner's Name and Address:	Leslie Garcia 806 Hamblen Drive Madison, Tennessee 37115
Map & Parcel Number:	33-11.54
Mail Tax Bills to:	Leslie Garcia 806 Hamblen Drive Madison, Tennessee 37115