THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

Karen Johnson Davidson County
Batch# 238692 DEEDQC
06/04/2019 02:42:33 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190604-0053298

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Karina Garcia 416 Mossy Oak Trail Antioch, TN 37013	New Owner	164-13-0A-079.00-CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Nestor Guevara, married,** by these presents do hereby quitclaim and convey unto **Karina Garcia, married,** his/her/their heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 86 on the Plan of Final Plat, Phase Four, Treehaven Subdivision of record in Plat at Instrument No. 20060316-0030439, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Karina Garcia and Nestor Guevara, wife and husband by Warranty deed from Bernice Hopkins, sole heir and administrator of the estate of Jamie Hopkins of record in Instrument No. 20110809-0061164 Register's Office for Davidson County, Tennessee, dated July 29, 2011 and recorded on August 09, 2011.

Affidavit of Heirship recorded in Instrument No. 20110809-0061163

This is improved property being also known as 416 Mossy Oak Trail Antioch, TN 37013.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 25TH day of May, 2019.

Affiant

My commission expires:

Notary Public

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 7, 2020

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 25th day of May, 2019.

Nestor Guevara

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Nestor Guevara**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal 25th day of May, 2019.

Notary Public

My Commission Expires:

