Karen Johnson Davidson County
Batch# 246020 DEEDQC
06/20/2019 10:28:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190620-0059547

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Hector M. Seanez Mata, unmarried,** and **Daniel M Seanez, unmarried** ("Grantor"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Daniel M Seanez, unmarried** (Grantee), all of their rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee being Lot No. 260 on the Plan of Piccadilly Square, Phase III, of record in Plat Book 6250, Page 892-894 and amended in Book 8001, Page 278, Register's Office for Davidson County, Tennessee, to which reference is hereby made for am ore complete and accurate legal description.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Warranty Deed of record at Instrument Number **20160216-0014179** in said Register's Office.

IN TESTIMONY WHEREOF we have executed this instrument the 19th day of **June, 2019.**

Daniel M Seanez

Hector M Seanez Mata

STATE OF TENNESSEE
COUNTY OF DAVIDOSN

Personally appeared before me, a Notary Public in and for said state and county, **Daniel M Seanez and Hector M Seanez Mata**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of **June, 2019.**

NOTARY PUBLIC
MY COMMISSION EXPIRES: 7/9/22

LISA WILLIAMS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00.**

AFFIANT

SUBSCRIBED AND SWORN before me this the 19th day of **June, 2019.**

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9/25/16

VENIKKIA BRANCH NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

PROPERTY ADDRESS: **4720 Billingsgate Rd**
Antioch, TN 37013

TAX PARCEL NO.: **149010B07900CO**

PROPERTY OWNER: **Daniel M Seanez**
OWNER'S ADDRESS: **4720 Billingsgate Road**
Antioch, TN 37013

MAIL TAX BILLS TO: **Owner at Property Address**

Certificate of Authenticity

I, ASHLEE D PAGE, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019