Karen Johnson Davidson County
Batch# 249671 DEEDQC
06/27/2019 12:38:28 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190627-0062503

Instrument prepared by:
MICHAEL K. WALKER
Attorney at Law
341 Harrison Street
Nashville, Tennessee 37219

QUIT CLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
RAFAEL GARCIA 1513-B MONTICELLO AVE. MADISON, TN 37115	U.S. BANK NATIONAL ASSOC. 425 WALNUT STREET CINCINATTI, OH 45202	034.09-0-020.00

KNOW ALL MEN BY THESE PRESENTS:

That LORENA GARCIA, Grantor, for the express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action filed in the Circuit Court for Davidson County, Tennessee, Docket No. 19D408, between LORENA GARCIA, Plaintiff, and RAFAEL GARCIA, Defendant, does hereby demise, release, and forever quitclaim unto the said, RAFAEL GARCIA, his heirs successors and assigns, all of her title, interest, and estate, legal and equitable, in and to a tract or parcel of land located in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lot 30 on the Map of Bransford Realty Company's Alta Loma Subdivision, as of record in Book 421, page 44, Register's Office for Davidson County, Tennessee, and being described as Trust 1 on the unrecorded survey showing a division of a part of said lot for Clyde Loftis, made by N.G. Jenkins, Surveyor, dated April 4, 1959, as follows:

Beginning at a point in the center line of Monticello Drive or Avenue at the corner of Tracts 1 and 2, said point being N 3 deg. 20' E 12 feet more or less from a point in the centerline of Monticello Drive, said point being the corner of Tracts 3 and 4 and being N 21 deg. 20' W 462.5 feet more or less from the center line of Monticello Drive, thence with the line between Tract 1 and 2, S 85 deg. 49' E 328.5 feet, more or less, to a point; thence N 2 deg. 45' W 64 feet more or less to an iron pin, the northeast corner of this tract; thence N84 dg. 15' W 320 feet more or less to the center line of Monticello Drive; thence with the center line of same S 3deg. 30' W 71 feet more or less to the point of beginning. Less and except all oil, gas, and minerals on and under the above described property, if any which are reserved by Grantor.

Being the same property conveyed to Israel Lopez, by Warranty Deed from Mark E. Malone, dated March 26, 2007, and recorded April 12, 2007, as Instrument No. 20070412-0044135, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by deed in Document No. 200909140085709, of the Davidson County Tennessee Records.

This is improved property, known as 1513-B Monticello Avenue, Madison, TN 37115.

THIS IS THE SAME DESCRIPTION AS IN THE PREVIOUS DEEDS OF RECORD.

The said RAFAEL GARCIA hereby agrees to pay and agrees to hold LORENA GARCIA harmless from one original Deed of Trust in favor of U.S. Bank National Association, said note bearing an original unpaid principal balance of $112,600.00, as evidenced by a Deed of Trust of record filed with Instrument No. 20160713-0071622, Pages 1-11, recorded on July 13, 2016 in the Register's Office for Davidson County, Tennessee.

The actual consideration on this transfer is $0. Exempt pursuant to T.C.A. 67-4-409(3).

STATE OF TENNESSEE)
)
COUNTY OF Rutherford)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named LORENA GARCIA, the Grantor, with whom I am personally acquainted, who acknowledged to me that she executed the within instrument for the purposes therein contained.

LORENA GARCIA
Grantor

Sworn to and subscribed before me
this 27th day of June, 2019.

NOTARY PUBLIC

My Commission Expires: 12/01/2020

OSCAR VALENCIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE)
)
COUNTY OF Rutherford)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named RAFAEL GARCIA, the Grantee, with whom I am personally acquainted, who acknowledged to me that he executed the within instrument for the purposes therein contained.

Rafael Garcia
RAFAEL GARCIA
Affiant/Grantee

Sworn to and subscribed before me
this 27th day of June, 2019.

NOTARY PUBLIC

My Commission expires: 12/01/2020

OSCAR VALENCIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD