THIS DOCUMENT PREPARED BY/FOR
MAIL TAXES TO:
Andrea Garcia
1605 Berrywood Way
Nashville TN 37207
19-02751

Karen Johnson Davidson County
Batch# 316484 DEEDQC
11/15/2019 03:34:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20191115-0118230

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QUITCLAIM DEED

Removing Individual from title - Transaction Exempt from Transfer Tax per T.C.A. 67-4-409 (A)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF ONE DOLLARS ($1.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Andrea D. Garcia and Corey L. Garcia** hereinafter referred to as "Grantor", does hereby remise, release, sell, convey and quitclaim unto **Andrea D. Garcia, as Sole Owner,** of 1605 Berrywood Way, Nashville TN 37207, hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the **City of Nashville, County of Davidson, State of Tennessee**, to-wit:

Land in Davidson County, Tennessee, being Lot No. 119, Phase 1-B Mulberry Downs, as shown on plat of record in Plat Book 7900, Page 818, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING THE SAME PREMISES conveyed unto Corey L Garcia and Andrea D. Garcia by Warranty Deed from Corey M. Cross and Leah D. Cross dated July 31, 2017; recorded August 1, 2017 in the Office of the Register of Deeds for Davidson County, Tennessee as Instrument No. 20170801-0077905.

Parcel ID No: 050-03-0-B20-60-0C0

Also known by street and number as: **1605 Berrywood Way, Nashville TN 37207**

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

Andrea D. Garcia

Corey L. Garcia

STATE OF Tennessee
COUNTY OF Davidson

On this the 14 day of November, 2019, before me, the undersigned officer, personally appeared **Andrea D. Garcia** and Corey L. Garcia, known to be (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the use and purposes therein mentioned.

YAMINAH MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2023

Notary Public

My Commission expires: 1-3-2023

Affidavit of Value

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

Andrea D. Garcia

Corey L. Garcia

State of Tennessee
County of Davidson

Subscribed and sworn before me this 14 day of November, 2019.

Notary Public

YAMINAH MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2023

My Commission expires: 1-3-2023

True Copy Certification

I, Bobbie Jo Stoldt, 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.

Bobbie Jo Stoldt
Signature

State of FLORIDA

County of HILLSBOROUGH

Personally appeared before me, JAMES ALLEN DENHAM a notary public for this county and state, BOBBIE JO STOLDT 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: 07.14.2023
Notary' Seal (if on paper)

JAMES ALLEN DENHAM
MY COMMISSION EXPIRES
JULY 14, 2023
#GG 333568
Bonded thru
Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA