COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Affiant
Subscribed and sworn before me this the
15 Day of January, 2020.
Deputy Register

Karen Johnson Davidson County
Batch# 343238 DEEDQC
01/15/2020 09:46:02 AM 1 pg
Fees: $12.00 Taxes: $0.00

20200115-0005323

Prepared by:

Donna G. Wagner
Attorney at Law
1483 N. Mt. Juliet Road, No. 124
Mt. Juliet, TN 37122

Address of New Owner:	Send Tax Bills to:	Tax Information:
Maycelin Ramos 2817 Lakeside Meadows Circle Mt. Juliet, TN 37122	Owner	Map and Parcel ID: 110030A06500CO

QUITCLAIM DEED

For a consideration, the receipt and sufficiency whereof is hereby acknowledged, Matthew Curtis Givens, hereinafter the Grantor, by these presents, does hereby quitclaim and convey unto Maycelin Ramos, hereinafter the Grantee, all his right, title and interest in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

Being Lot No. 65, on the Plan of Final Plat, Phase 3, Lakeside Meadows, a Cluster Lot Development of record in Instrument Number 20150406-0029421, 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 Maycelin Ramos and husband, Matthew Curtis Givens by special warranty deed from The Jones Company of Tennessee, LLC, a Missouri limited liability company, dated November 13, 2015, filed of record in Instrument # 201511160115946, in the Register's Office for Davidson County, Tennessee.

Being a portion of the property conveyed to The Jones Company of Tennessee, LLC, a Missouri limited liability company, by warranty deed from Lakeside Meadows, LLC of record in Instrument No. 20150831-0088080, Restiger's Office for Davidson County, Tennessee, dated August 27, 2015 and recorded on August 31, 2015.

This property is improved property known as 2817 Lakeside Meadows Circle, Mt. Juliet, Tennessee 37122.

Witness my hand this 20 day of November, 2019.

Matthew Curtis Givens

VICKI L. PRIMM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 05, 2021

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Matthew Curtis Givens, the bargainor herein, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hermitage, Tennessee, this 20 day of November, 2019.

Vicki L. Primm
Notary Public
My commission expires: July 5, 2021

THIS INSTRUMENT WAS PREPARED USING INFORMATION PROVIDED BY THE PARTIES. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.