Karen Johnson Davidson County
Batch# 380547 DEEDQC
04/01/2020 12:39:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200401-0035021

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, **Antonio Rodriguez-Herrera** ("Grantor"), a married man , hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Edmundo Herrera Franco,*** (Grantee), ~~married man~~ all of his/her/their/its rights, title, and interests in the following described real property, to wit:

* and Rosalba Parra Davila, husband and wife

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Chelsea Village Addition, Section Four, of record in Plat Book 9700, Page 110, Register's Office for said County, to which reference is made for a more complete description.

FOR INFORMATION PURPOSES ONLY: 2909 Split Oak Trail, Antioch, TN 37013

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 Quitclaim Deed of record at Instrument Number **20030505-0059265** in said Register's Office. Grantor warrants that this property is not his primary marital residence.

IN TESTIMONY WHEREOF I have executed this instrument the 26 day of **March, 2020.**

ANTONIO RODRIGUEZ HERRERA
Antonio Rodriguez-Herrera

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Antonio Rodriguez-Herrera**, 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 office this 26 day of **March, 2020.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

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.**

*Edmundo Herrera FRANCO
AFFIANT

SUBSCRIBED AND SWORN before me this the 26 day of **March, 2020.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

PROPERTY ADDRESS:	**2909 Split Oak Trl** **Antioch, TN 37013**
TAX PARCEL NO.:	**149030A10100CO**
PROPERTY OWNER:	**Edmundo Herrera Franco**
OWNER'S ADDRESS:	**2909 Split Oak Trl** **Antioch, TN 37013**
MAIL TAX BILLS TO:	**SWBC Mortgage Corp.** **9311 San Pedro #100** **San Antonio, TX 78216**

Certificate of Authenticity

I, Venikkia Branch, 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

Signature

State of Tennessee
County of Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21