THIS DOCUMENT PREPARED BY:
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

MAP: 009-00-0
PARCEL: 244.00

NEW OWNER'S ADDRESS
Felipe D. Garcia
3276 Greer Rd.
Goodlettsville, TN 37072

Karen Johnson Davidson County
Batch# 384304 DEEDQC
04/13/2020 11:06:00 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200413-0038193

SEND TAX BILLS TO:
Felipe D. Garcia
3276 Greer Rd.
Goodlettsville, TN 37072

QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection and no monetary consideration, I, Javier Martinez, unmarried, Grantor, by these presents do hereby quitclaim and convey unto Felipe D. Garcia, unmarried, Grantee, his successor and assigns all of my interest in the following described tract or parcel of land, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. Three (3) on the Final Plan of Armstrong Acres Subdivision of record in Plat at Instrument No. 20120606-0049572, 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 Javier Martinez, unmarried by Warranty Deed dated 6/22/2018 from Amanda Armstrong, fka Amanda Schuiteboer, unmarried of record in Instrument No. 20180625-006019, Register's Office for Davidson County, Tennessee.

This is ( ) improved (X) unimproved property known as: 7716 Greenbrier Road, Joelton, TN 37080

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF I have hereunto set my hand on the 10th day of April, 2020.

Javier Martinez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Javier Martinez, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of April, 2020.

Notary Public
My Commission Expires: 1/8/2024

TAMMY D MELLONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

The actual consideration or value whichever is greater, for this transfer is $0.

Affiant

Sworn and subscribed before me, this the 10 day of April, 2020.

Notary Public
My Commission Expires: 1/8/2024

TAMMY D MELLONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY