Karen Johnson Davidson County
Batch# 392157 DEEDQC
04/27/2020 01:05:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200427-0043794

Prepared by:
615 Title, LLC
3326 Aspen Grove Drive, Suite 604
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Affiant

D. SHAYNE ADAIR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me this 20th day of April, 2020.

Notary Public
My commission expires: _____

Address of New Owner:	Send Tax Bills to:	Tax Information:
Juan Carlos Montes, Jr.	Highlands Residential Mortgage	
107 Doral Dr	1200 N. Central Expressway, Suite 750	14202004400
Franklin, TN 37069	Dallas, TX 75243	

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, **Juan Carlos Montes, Jr., a single man**, hereinafter referred to as Grantor(s), by these presents, do quitclaim and convey all of his right, title and interest unto, **Juan Carlos Montes, Jr., a single man, and Cassie D. Jackman, a single woman, as Tenants in Common with Right of Survivorship** hereinafter referred as, the Grantee(s), in and to the following tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 60, on the Plan of Cross Timbers, Section 2, of record in Plat Book 3700, Page 92, Resisters Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Juan Carlos Montes, Jr., a single man, by Warranty deed from Abbie Ghera and Josh Ghera, of record in Instrument No. 20150908-0091264 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **129 Cross Timbers Dr., Nashville, TN 37221.**

Witness my/our hands this 20th day of April 2020.

Juan Carlos Montes, Jr.

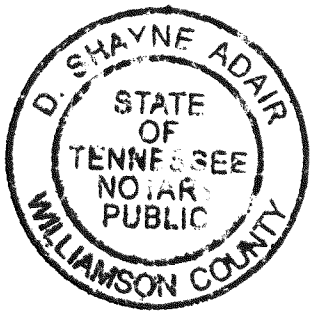
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Juan Carlos Montes, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 20th day of April, 2020.

D. Shayne Adair, Notary Public
State of Tennessee at Large

My Commission Expires: 06/13/2022



THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION WAS MADE.

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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.

D. Shayne Adair

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 D. Shayne Adair, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes herein contained.

April D. Wideman, Notary Public
My commission expires: 3/13/2023

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY