Karen Johnson Davidson County
Batch# 438365 DEEDQC
07/15/2020 02:58:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200715-0077627

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Sumner The actual consideration or value, whichever is greater, for this transfer is $-0. Affiant Subscribed and sworn to before me, this 15th day of July, 2020. Notary Public My commission expires: OCT 20 2020

KRISTEN M. TRAIN
Notary Public At Large
SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
R. HOUSTON AKIN, ESQ.
SIGNATURE TITLE SERVICES, LLC
636 GRASSMERE PARK, SUITE 130A
NASHVILLE, TN 37211

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
208 Larkin Springs Road	**6075 Dyer Road**	**43-15-130**
Madison, TN 37115	**Goodlettsville, TN 37072**	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Alicia Galvan,** "GRANTOR", by these presents, does hereby quitclaim and convey unto **Roberto Galvan Carrillo, a married man,** herein called "GRANTEE," his successors, heirs and assigns all of her rights, title and interests in and to a certain tract or parcel of land in **Davidson County, Tennessee.**

Land lying within the 9th Councilmanic District of Nashville, Davidson County, Tennessee and being the property of TCMC Madison-Portland, Inc., Map 43-15, Parcel 130 of record at Instrument No. 20060403-0037167, at the Register's Office for Davidson County, Tennessee, and being described according to a boundary survey by Hart, Freeland, Roberts, Inc., Stanley k. Draper, R.L.S. #2389, dated 11-22-06, and being more particularly described as follows;

BEGINNING at an iron pin old in the westerly right-of-way line of Larkin Springs Road, at the southeasterly corner of the Emma Crutcher property, of record in Deed Book 4186, Page 794;

Thence, with said right-of-way line, S 7 deg 47' 21" W, 109.47' to an iron pin new at the northeasterly corner of the TCMC Madison-Portland, Inc. property, Map 43-15, Parcel 131;

Thence, with the northerly line of said TCMC Madison-Portland, Inc. property, N 82 deg 58' 28" W, 220.20' to an iron pin onld in the easterly line of the Turning Point Church property of record in Deed Book 1340, Page 91;

Thence, with said line, N 8 deg 43' 45" E, 108.22' to an iron pin old at the aforementioned Crutcher property;

Thence S 83 deg 18' 46" E, 218.44' to the POINT OF BEGINNING and containing 23865 square feet, or 0.548 acres, more or less.

Being the same property conveyed to Alicia Galvan by General Warranty Deed from HTI Memorial Hospital Corporation, a Tennessee corporation, dated December 21st, 2006, of record in Instrument No. 20061229-0161041, Register's Office of Davidson County, Tennessee.

This is **improved** property known as: **208 Larkin Springs Road, Madison, TN 37115.**

WITNESS our hands this 1 day of June, 2020.

Alicia Galvan.
Alicia Galvan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Alicia Galvan,** the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of June, 2020.

Notary Public

My Commission Expires: 9/6/22

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

