Karen Johnson Davidson County
Batch# 438366 DEEDQC
07/15/2020 02:58:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200715-0077628

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

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Batch# 438366 DEEDQC
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Fees: $17.00 Taxes: $0.00
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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 2 0 2020

KRISTEN M. TRAINI 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:
6075 Dyer Road	**New Owner(s)**	**52-3-71**
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 **Vidal Galvan Rodriguez, a single 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 52-03, Parcel 71 of record at Instrument No. 20060403-0037167, at 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 new (set) in the westerly right-of-way line of Larkin Springs Road, said pin being the southeasterly corner of the Charlie (le) Wilson, Et al, property, of record in Deed Book 4974, Page 39 and being the northeasterly corner of the herein described tract;

Thence, with said right-of-way line, S 7 deg 47' 21" W, 198.47' to an iron pin new (set) at the northeast corner of the TCMC Madison-Portland, Inc. property, Map 52-03, Parcel 72 of record at Instrument No. 20060403-0037167;

Thence, N 83 deg 15' 30" W, 208.32' to an iron pin old, being in the easterly line of the Metro Government property, of record at Instrument No. 20041119-0139103;

Thence, N 7deg 19' 51" E, 200.00' to an iron pin old, being the southwest corner of said Charlie (le) Wilson property;

Thence S 82 deg 50' 04" E, 209.90' to the POINT OF BEGINNING and containing 41659 square feet, or 0.956 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. 20061229-0161040, Register's Office of Davidson County, Tennessee.

This is **improved** property known as: **400 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: 9/16/22

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)

