THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 440694 DEEDQC
07/20/2020 10:57:28 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200720-0079271

PREPARER'S DISCLAIMER: The acceptance, use, and recording of this document by parties to the document or the parties' agents shall indicate the parties' acceptance of the following terms and their complete and thorough review and approval of the document as drafted: The document prepared is based on information provided by the parties named therein or by the parties' agents. The service requested of and provided by the Preparer is strictly limited to only the preparation of the document in recordable form. No title examination or other inspection or research was requested by the parties or performed by the Preparer of the instrument regarding the subject property. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the Preparer to the parties or to anyone else. Further, no legal advice, and no tax or accounting or financial advice or service has been requested from or provided by the Preparer regarding the legal, tax, or accounting related significance, effectiveness for a particular purpose, or ramifications regarding the use of the document. The parties must rely on the counsel of their own attorneys or other professional advisors regarding any and all such matters, and should not execute or make use of this document unless or until they have done so.

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Jose Luis Garcia and Santos Victorina Ortiz Perez 108 Northside Drive, Madison, TN 37115	Same as Owners	117-16-155-16DA-6955

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **David J. Senn**, hereinafter called the Grantors, do hereby Quitclaim and convey unto **Jose Luis Garcia and spouse, Santos Victorina Ortiz Perez**, hereinafter called the Grantees, their successors and assigns, all of our right, title, and interest in and to the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being **Lot No. 61** on the Plan of North Hill Estates, Section One, of record in Book 3300, page 18, Register's Office for said County.

Said Lot No. 61 fronts 137.95 feet on the southwesterly side of Northside Drive and extends back 286.62 feet on the northwesterly line and 307.67 feet on the southeasterly line, which is a broken line, to a dead line in the rear, measuring 102 feet thereon.

Being the same property conveyed to David J. Senn and wife, Peggy J. Senn, by Warranty Deed from Louise H. Brooks, filed on 08/11/1983, at Book 6154, page 340, Davidson County Register of Deeds. Peggy J. Senn is now deceased.

This is property commonly known as 108 Northside Drive, Madison, TN 37115.

Witness our hands, this 17th **day of** July**, 2020:**

David J. Senn

STATE OF TENNESSEE

COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **David J. Senn**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that the said bargainor(s) executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 17th day of July, **2020**:

Sarah M. Troupe
Notary Public

My Commission Expires: 11/22/2021

SARAH M TROUPE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires

STATE OF TENNESSEE

COUNTY OF Sumner

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$0.00**.

Sarah M. Troupe
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 17th DAY OF July, **2020**:

Vicki Benjamin
Notary Public

My Commission Expires: 8/30/25

VICKI BENJAMIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY