Karen Johnson Davidson County
Batch# 472675 DEEDQC
09/09/2020 01:58:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200909-0102748

This instrument prepared by:
Smith.Sholar.Milliken.PLLC
1164 Nashville Pike
Gallatin, TN 37066

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL. ***ATTN: THIS TRANSFER COULD AFFECT THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.***

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel
(NAME) Charly Reyes Munoz	(NAME) SAME	043-16-116.00
(STREET ADDRESS) 700 Ellie Dr		
(CITY) Madison, TN 37115		

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **Ruben Reyes Garcia and Lorena Reyes, husband and wife,** Grantor, does hereby quitclaim and convey unto **Charly Reyes Munoz**, the Grantee herein, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in DAVIDSON County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 64 on the plan of Section I, Kingsway Green Subdivision, as shown by plat of record in Plat Book 3842, Page 227, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Ruben Reyes Garcia and Lorena Reyes, husband and wife by Warranty Deed dated January 26, 2015 from Tony L. Higgins, recorded January 28, 2015 as Instrument Number 20150128-0008118, in the Register's Office for Davidson County, Tennessee.

The property address is: 1229 Bubbling Well Road, Madison, Tennessee 37115.

This CONVEYANCE is made subject to any and all plats, easements, restrictions, and other matters of record.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00

Subscribed and sworn to before me this the 9th day of September, 2020.

Affiant

My commission expires: 3/2/2021 (Affix Seal)

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Witness my hand this 9th day of September, 2020.

Ruben Reyes Garcia

Lorena Reyes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of September, 2020, before me personally appeared Ruben Reyes Garcia and Lorena Reyes to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal this 9th day of September, 2020.

Notary Public

3-2-2021
My Commission Expires:

True Copy Certification

I, Trudy Milliken, 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, Kim Perry, a notary public for this county and state, Trudy Milliken 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: 3/2/21

Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY