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# 574018 DEEDQC
02/12/2021 01:20:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210212-0020432

**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#: |
|---|---|---|
| Marccio S. Azurdia and Gardleth Azurdia<br>1212 Fieldoak Court<br>Antioch, TN 37013 | Same as Owner | 149-03-0A-073.00-C |

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, we, **Marccio S. Azurdia and Gardleth Azurdia**, do hereby Quitclaim and convey unto **Marccio S. Azurdia and Gardleth Azurdia, together as Joint Tenants with Right of Survivorship**, and do also convey a **Life Estate only** unto **Irma Iliana Azurdia**, 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. 37**, on the Plan of Section Three, Chelsea Village Addition, according to plat and survey of same appearing of record in Plat Book 9700, Page 45, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for complete details of said lot.

Being the same property conveyed to Marccio Azurdia, married, and Gardleth Azurdia, unmarried, as tenants with right of survivorship, by Warranty Deed from David Murrian and wife, Dolores Murrian, of record on May 15, 2017, at Instrument No. 20170515-0047651, Davidson County Register of Deeds. Marccio Azurdia and Marccio S. Azurdia are one and the same person.

This is property commonly known as 1212 Fieldoak Court, Antioch, TN 37013.

**Witness our hands, as of the dates noted below:**

Marccio S. Azurdia Date: 10/23/20
**Marccio S. Azurdia**

Gardleth Azurdia Date: 11/4/2020
**Gardleth Azurdia**

**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 **Marccio S. Azurdia**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 23 day of **October**, **2020**:

Notary Public

My Commission Expires: _____

JN. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES 05/31/2022

**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 **Gardleth Azurdia**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 4th day of November, **2020**:

Notary Public

My Commission Expires: 12/19/2023

KARLA DIETRICH NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE

COUNTY OF Williamson

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

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 11th DAY OF ~~October~~ December, **2020**:

Notary Public

My Commission Expires: 12.12.20

AMANDA MINOR TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

**BK/PG: R2690/1088-1089**

**20023204**

| | |
|---|---|
| 2 PGS:AL-QUITCLAIM DEED | |
| BECKY BATCH: 240140 | 12/16/2020 - 08:00 AM |
| VALUE | 0.00 |
| MORTGAGE TAX | 0.00 |
| TRANSFER TAX | 0.00 |
| RECORDING FEE | 10.00 |
| ARCHIVE FEE | 0.00 |
| DP FEE | 2.00 |
| REGISTER'S FEE | 0.00 |
| TOTAL AMOUNT | 12.00 |

STATE OF TENNESSEE, MAURY COUNTY
**JOHN FLEMING**
REGISTER OF DEEDS

**Certification of Authenticity**
**for Electronically Filed Document**

I, **W. Aaron Fortner**, 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.

State of Tennessee )
)
County of Williamson )

Personally appeared before me, **Lori Warren**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MY COMMISSION EXPIRES: 6.13.2022

NOTARY'S SEAL:

