Name and Address of New Owner:
Jessika Sirley Real-Garcia
Justin A. Dunlap
445 Tusculum Road
Nashville, TN 37211

Send Tax Bills To:
New Owners

Karen Johnson Davidson County
Batch# 591712 DEEDQC
03/12/2021 03:56:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210312-0033586

This Instrument Prepared By:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Map & Parcel No: 161-03-0-081.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jessika Real-Garcia, an unmarried woman ,** "the Grantors," convey and quitclaim unto Jessika Sirley Real-Garcia, an unmarried woman and Justin A. Dunlap, an unmarried man, joint tenants with full rights of survivorship, "the Grantee," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Section 1, McMurray Meadows of record in Plat Book 5060, Page 1, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Jessika Real-Garcia, an unmarried man, by Warranty Deed, from Grant P. Booth and Lauren Katharine Booth, husband and wife, dated March 5, 2021, of record in Instrument No. 20210308-0030021, Register's Office for Davidson County, Tennessee.

Grantors covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 12 day of March, 2021.

(SEAL)
Jessika Real-Garcia

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said State and County, **Jessika Real-Garcia, an unmarried woman**, the within named bargainor, 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 and official seal this 12th day of March, 2021.

Notary Public
My commission expires: _____

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: JULY 26, 2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **zero**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
12th day of March, 2021.

Notary Public
My commission expires: _____

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: JULY 26, 2021

File # 21-95

202103120033586

True Copy Certification

I, Russell J. McCann, 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 Williamson

Personally appeared before me, Alicia Hamilton, a notary public for this county and state, Russell J. McCann 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: _____

Notary' Seal

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JULY 26, 2021