Name and Address of New Owner:
Jessika Sirley Real-Garcia
Justin A. Dunlap
5035 Preserve Boulevard
Antioch, TN 37013

Karen Johnson Davidson County
Batch# 591712 DEEDQC
03/12/2021 03:56:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210312-0033587

Send Tax Bills To:
Jessika Sirley Real-Garcia
Justin A. Dunlap
5035 Preserve Boulevard
Antioch, TN 37013

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

Map & Parcel No: 175-06-0A-007.00CO

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 Sirley Real-Garcia, an unmarried man** "the Grantor," 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. 7 on the Plan of Final Plat, Section One, The Preserve at Old Hickory of record in Instrument No. 20060824-0104545, 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 Sirley Real-Garcia, single woman, by Warranty Deed, from Francisco Alvardo Franco and Paola Lopez Montoya, husband and wife, dated April 10, 2019, of record in Instrument No. 20190415-0033880, Register's Office for Davidson County, Tennessee.

Grantor 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).

GRANTOR, 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, Grantor have executed this Quitclaim Deed on the ~~24th~~ 12th day of ~~April~~ March, ~~2020~~. 2021.

(SEAL)
Jessika Sirley Real-Garcia

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said State and County, **Jessika Sirley Real-Garcia** , 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 # 20-179

202103120033587

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