Karen Johnson Davidson County
Batch# 613058 DEEDQC
04/12/2021 03:53:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210412-0048638

Prepared by/Return to:
Mark B. Leedom, Esq.
7065 Moores Ln Ste 100
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $-0.

JORGO
Affiant

Subscribed and sworn to before me, this 9 day of April, 2021.

Notary Public

My commission expires: 10/2/2023

MICHELLE CRAWFORD NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES OCTOBER 2, 2023

# QUITCLAIM DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Number |
|---|---|---|
| **Milmari Reyes Delgado** | **New Owner** | **15011003200** |
| **3213 Towne Village Road** | | |
| **Antioch, TN 37013** | | |
| | | |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, MILMARI REYES DELGADO, " GRANTOR(S)", by these presents, does hereby quitclaim and convey unto MILMARI REYES DELGADO and JORGE ADRIAN AGUILAR REYES, Tenants in Common with Right of Survivorship, "GRANTEE(S)", his/her/their successors, heirs and assigns all of his/her/their rights, title and interests in and to a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 135 on the Plan of Towne Village of the Country, Section II, as of record in Book 5200, Pages 176-177, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Milmari Reyes Delgado by Warranty Deed from Antonio A. Garcia aka Antonio A. Garcia Gonzalez dated 5/16/18 of record in Instrument No. 20180522-0048806, Register's Office of Davidson County, Tennessee.

Subject to any and all covenants, conditions, restrictions, easements, and encumbrances of record in the Register's Office of Davidson County, Tennessee.

For recital purposes, the above-described property is improved property known as 3213 Towne Villager Road, Antioch, TN 37013.

Preparer makes no representation as to the accuracy of the information contained herein, this instrument having been prepared without benefit of title search upon information furnished by the parties hereto.

WITNESS my/our hand(s) this 9 day of April, 2021.

Milmari

MILMARI REYES DELGADO

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Milmari Reyes Delgado, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 9 day of April, 2021.

My commission expires: 10/2/2023

NOTARY PUBLIC

MICHELLE CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCTOBER 2, 2023

# True Copy Certification

I, KRISTEN TRAINI, 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, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jennifer Russell
Notary's Signature

My Commission Expires: 03/01/2025
Notary's Seal (if on paper)

