Karen Johnson Davidson County
Batch# 635032 DEEDQC
05/13/2021 09:04:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210513-0064503

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive,
Building 200, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TENNESSEE
County of DAVIDSON

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Affiant Signature

Subscribed and sworn to before me on this the 7 day of May, 2021.

Notary Public
My Commission expires: 2/23/25

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Efigenia Mondragon Vega
1620 London Gardens Ct, Antioch, TN 37013

SEND TAX BILLS TO:
Property Owner

TAX ID: 151100A19700CO

QUITCLAIM DEED

21NT01025

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Efigenia Mondragon Vega and Lizbeth Castaneda Mondragon, as joint tenants with the rights of survivorship

By these presents do remise, release and **QUITCLAIM** unto

Efigenia Mondragon Vega

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 177, Phase 2, Villages of Long Hunter as shown by plat of record in Instrument No. 20020515-0059732, 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 Efigenia Mondragon Vega and Lizbeth Castaneda Mondragon, as joint tenants with the rights of survivorship, by Warranty Deed from Benita A. Griffey, unmarried, dated 07/10/2019 and recorded 07/12/2019 as Instrument No. 20190712-0068061; as corrected by Scrivener's Affidavit recorded on 08/30/2019 as Document No. 20190830-0087830, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 1620 London Gardens Ct, Antioch, TN 37013

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 7 day of May, 2021.

Efigenia Mondragon Vega
Efigenia Mondragon Vega

Lizbeth Castaneda Mondragon
Lizbeth Castaneda Mondragon

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Efigenia Mondragon Vega and Lizbeth Castaneda Mondragon,** the within named bargainers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this the 7 day of May, 2021.

Notary Public
My Commission expires: 2/23/25

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a license attorney and/or 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.

Jill M Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Courtney Jacks **a notary public for this county and state,** Jill Neely **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: 5/7/2024

Notary's Seal (If on paper)

COURTNEY JACKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024