Karen Johnson Davidson County
Batch# 639285 DEEDQC
05/19/2021 09:28:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210519-0067632

Prepared by/Return to: Mark B. Leedom, Esq. 7065 Moores Ln Ste 100 Brentwood, TN 37027	STATE OF TENNESSEE COUNTY OF Sumner The actual consideration or value, whichever is greater, for this transfer is $-0. Affiant Subscribed and sworn to before me, this 18th day of May, 2021. Jennifer Russell Notary Public My commission expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number
Antonio Licona-Lara	New Owner	034-07-0-037.00
308 Twin Hills Drive		
Madison, TN 37115		

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, JOSE GABRIEL GARCIA, unmarried, " GRANTOR(S)", by these presents, does hereby quitclaim and convey unto ANTONIO LICONA-LARA, a single man, "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. 103 on the Plan of Resubdivision of Lots 102 and 103, Shepherd Hills, Section Eight, of record in Book 4060, Page 65, Register's Office for said County, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Antonio Licona-Lara, a single man, and Jose Gabriel Garcia, a single man, by Warranty Deed from Matthew D. Bell, Married, dated 3/31/2020 of record in Instrument No. 20200406-0036205, 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 308 Twin Hills Drive, Madison, TN 37115.

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 14 day of May, 2021.

Jose Gabriel Garcia
JOSE Gbriel garcia

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Jose Gabriel Garcia, 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 14 day of May, 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)

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY