Karen Johnson Davidson County
Batch# 640709 DEEDQC
05/20/2021 12:47:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210520-0068722

AFTER RECORDING RETURN TO:
Old Republic Title
530 S Main Street, Suite 1061
Akron, OH 44311
File No. 01-21025137

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Parcel ID No.: 086 13 0A 215.00

QUIT CLAIM DEED

THIS DEED made and entered into on this 24th day of March, 2021, by and between **MICHAEL VINCENT GARCIA, A MARRIED MAN, WHO ACQUIRED TITLE AS AN UNMARRIED MAN, JOINED IN EXECUTION BY HIS SPOUSE, TAYLOR JO NEROS GARCIA**, a mailing address of 3627 HOGGETT FORD RD, HERMITAGE, TN 37076, hereinafter referred to as Grantor(s) and **MICHAEL VINCENT GARCIA and TAYLOR JO NEROS GARCIA, HUSBAND AND WIFE**, a mailing address of 3627 HOGGETT FORD RD, HERMITAGE, TN 37076, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Property Address: 3627 HOGGETT FORD RD, HERMITAGE, TN 37076

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

MICHAEL VINCENT GARCIA

TAYLOR JO NEROS GARCIA

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, MICHAEL VINCENT GARCIA and TAYLOR JO NEROS GARCIA , the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Tennessee, this 24th day of March, 2021.

Notary Public
My Commission expires: 9/6/2022

JAMES J. EVERETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

STATE OF TN
COUNTY OF Davidson

Sworn to before me this 24th day of March, 2021.

Notary Public
My Commission Expires: 9/6/2022

JAMES J. EVERETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Name and address for person(s) responsible for taxes:

MICHAEL VINCENT GARCIA and TAYLOR JO NEROS GARCIA
3627 HOGGETT FORD RD
HERMITAGE, TN 37076

Name and address of property owner:

MICHAEL VINCENT GARCIA and TAYLOR JO NEROS GARCIA
3627 HOGGETT FORD RD
HERMITAGE, TN 37076

EXHIBIT A
LEGAL DESCRIPTION

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 215 ON THE CORRECTED FINAL SUBDIVISION PLAT MAGNOLIA FARMS, PHASE 2, SECTION 3, OF RECORD IN INSTRUMENT NO. 20190718-0070556, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

TAX ID NO: 086 13 0A 215.00

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED

GRANTOR: BEAZER HOMES, LLC, A DELAWARE LIMITED LIABILITY COMPANY
GRANTEE: MICHAEL VINCENT GARCIA, AN UNMARRIED MAN
DATED: 02/27/2020
RECORDED: 02/27/2020
DOC#/BOOK-PAGE: 20200227-0022136

PROPERTY COMMONLY KNOWN AS: 3627 HOGGETT FORD RD, HERMITAGE, TN 37076

Certificate of Authenticity

I, Nicole Betters, do hereby make oath that I am 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.

N R Betters

State of Pennsylvania

County of Beaver

I, Donna Betters, a notary public for the County of Beaver in the State of Pennsylvania, acknowledges that this certification of an electronic document is true and correct and whose signature, Nicole Betters, I have witnessed. .

Donna M Betters

Notary's Signature

Commission Expires: 8/31/2024

Commonwealth of Pennsylvania - Notary Seal
DONNA M BETTERS - Notary Public
Beaver County
My Commission Expires Aug 31, 2024
Commission Number 1300603