Karen Johnson Davidson County
Batch# 705522 DEEDQC
08/26/2021 02:03:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210826-0115536

Name and Address of New Owner:
Oscar Tiriquis Rac
517 Tuscarora Drive
Antioch, TN 37013

Send Tax Bills To:
Oscar Tiriquis Rac
517 Tuscarora Drive
Antioch, TN 37013

This Instrument Prepared By:

Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 16203029000

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, **Oscar Tiriquis Rac, unmarrried ,** "the Grantor," convey and quitclaim unto **Oscar Tiriquis Rac, unmarried and Densi Tiriquis Rac, unmarried, joint tenants with right of surviviorhip,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot 164, Plan of Haywood Hills, Section 3 as shown on plat of record in Plat Book 4460, Page 164, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Oscar Tiriquis Rac, single man by Warranty deed from Michael W. Holmes, unmarried, dated 06/03/2021 and filed of record in Instrument No. 20210824-0114351 in the Register's Office for Davidson, 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 3rd day of June, 2021.

_____(SEAL)
Oscar Tiriquis Rac

_____(SEAL)
Densi Tiriquis Rac

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said State and County, **Oscar Tiriquis Rac and Densi Tiriquis Rac** , 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 3rd day of June, 2021.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

_____
Notary Public
My commission expires: 11.8.21

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $ **0.00**, 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
3rd day of June, 2021.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

_____
Notary Public
My commission expires: 11.8.21

File # 21-1975

202108260115536

Tennessee Certification of Electronic Document

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6/3/21 (date of document).

Connie Taylor
Affiant Signature

8/25/21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 11.8.21

NOTARY'S SEAL

