Karen Johnson Davidson County
Batch# 731160 DEEDQC
10/06/2021 03:23:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211006-0134578

# QUITCLAIM DEED

KANETHA COFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF Oct, 2021.

Notary Public

MY COMMISSION EXPIRES: 6/24/23
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**Homeland Title, LLC**
**1896 General George Patton Drive**
**Franklin, TN 37067**

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Isai Garcia Armijo** | New Owner | |
| (NAME) | (NAME) | |
| **708 Richards Road** | | |
| (ADDRESS) | (ADDRESS) | |
| **Antioch, Tennessee 37013** | | **149 09 0 069,00** |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

**NO TITLE SEARCH PERFORMED. INFORMATION FURNISHED BY THE PARTIES.**

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, **Isai Garcia Armijo, a married man,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND DOES HEREBY QUITCLAIM AND CONVEY UNTO **Isai Garcia Armijo and Denia Abimilex Velasquez Rivas, husband and wife,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, ALL OF HIS RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

The Land is described as follows:

Being Lot No.2 on the plat of Barclay Square, Section 1, of record in plat book 4460, Page 141, Register's Office for said County.

Said Lot 2 fronts 70 feet on the northerly margin of Richards Road and extends back between parallel lines 150 feet to a line on the rear.

Being the same property conveyed to Huston Ray Birdsong and wife Cindy A. Birdsong by Warranty deed from Randall Phillips Builders, Inc. of record in Book 4844, Page 633, Register's Office for Davidson County, Tennessee, dated August 16, 1974 and recorded on August 19, 1974.

Cindy A. Birdsong having since died on June 9, 2021, leaving property vented in Huston Ray Birdsong.

Being the same property conveyed to Isai Garcia Armijoa by Warranty deed from Huston Ray Birdsong of record in Book _202110060134576, Register's Office for Davidson County, Tennessee, dated _____, 2021 and recorded on _____, 2021.

**Being also known as 708 Richards Road, Antioch, Tennessee 37013.**

Witness my/our hand (s) this the 4 day of Oct, 2021.

Isai Garcia Armijo
**Isai Garcia Armijoa**

STATE OF Tennessee
COUNTY OF Davidson

On this 4 day of Oct, 2021, before me personally appeared **Isai Garcia Armijoa** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 4 day of Oct, 2021.

Notary Public

My Commission Expires: 6/24/23

(SEAL)

KANETHA COFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT PREPARED BY:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067
(615)599-9959

## CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or 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 10-4-2021.

Affiant
Date: October 5, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 5 day of October 2021.

Notary Public

My Commission Expires: 5/14/2025

AVERY COSTELLO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY