This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

Karen Johnson Davidson County
Batch# 776428 DEEDQC
12/17/2021 02:59:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20211217-0167392

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Santiago I Ortiz Garcia, a married man,** ("Grantor"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Santiago I Ortiz Garcia and Cristina Farias Gutierrez, husband and wife,** (Grantee), all of his rights, title, and interests in the following described real property, to wit:

Land located in Davidson County, Tennessee, being Lot No. 78 on the plan of Hazelwood, Section II, of record in Book 4300, Page 22, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complet edescription.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Warranty Deed of record at Instrument Number **20111208-0095821** in said Register's Office.

IN TESTIMONY WHEREOF I/we have executed this instrument the 18th day of ~~October~~ November, **2021.**

Santiago I Ortiz Garcia

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Santiago I Ortiz Garcia,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 18th day of ~~October~~ November, **2021.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-8-22

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00.**

AFFIANT

SUBSCRIBED AND SWORN before me this the 18th day of ~~October~~ November, **2021.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-8-22

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

PROPERTY ADDRESS:	**111 Dowdy Ct., Antioch, TN 37013**
TAX PARCEL NO.:	**14812016300**
PROPERTY OWNER:	**Santiago I Ortiz Garcia and Cristina Farias Gutierrez**
OWNER'S ADDRESS:	**111 Dowdy Court, Antioch, TN 37013**
MAIL TAX BILLS TO:	**Regions Bank, PO Box 2153, Birmingham, AL 35287-2520**

Certificate of Authenticity

I, Cari Allen, 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 November 18, 2021.

Cari Allen
Affiant Signature

12-14-21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 14 day of December, 2021.

Ashlee D Page
Notary's Signature

(Notary Seal)



My Commission Expires: 11/08/2022