Karen Johnson Davidson County
Batch# 779612 DEEDQC
12/23/2021 03:26:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20211223-0170115

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 21 day of December, 2021.

Notary Public

My commission expires: 11.22.2023

KINA RENEE SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

THIS INSTRUMENT WAS PREPARED BY:
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD., SUITE 200
GALLATIN, TN 37066

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Roberto Galvan	**NEW OWNER**	**05309009500**
907 Tamarack N.		
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 **Alicia Galvan, married** "GRANTOR", by these presents, does hereby quitclaim and convey unto **Roberto Galvan** herein called "GRANTEE", his/her/their successors, heirs and assigns all of 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. 59B, Zone Lot Division, Lots 58-62, Kimbolton, Phase II, of record in Plat Book 6900, page 794, as amended in Book 6900, page 899, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Alicia Galvan and Roberto Galvan by Warranty Deed from William B. MacKall dated October 13, 2004, of record in Instrument No. 20041021-0126865, Register's Office for Davidson County, Tennessee. Reference is further made to Final Decree of divorce of record in Instrument No. 20121128-0109088, Register's Office for Davidson County, Tennessee. Subject property has never been the primary residence of Grantor's current spouse or dependents.

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

This is improved property commonly known as 907 Tamarack North, Madison, TN 37115.

WITNESS my/our hands this 14th day of December, 2021.

Alicia Galvan.
Alicia Galvan

ASHLEY MARIE JOHNSON
Notary Public
Minnesota
My Commission Expires
Jan 31, 2025

STATE OF Minnesota
COUNTY OF Douglas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alicia Galvan, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at office on this, the 14th day of December, 2021.

My commission expires: 01-31-2025

Ashley Johnson
NOTARY PUBLIC

ASHLEY MARIE JOHNSON
Notary Public
Minnesota
My Commission Expires
Jan 31, 2025

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 12/14/2021 (date of document).

Jennifer Russell
Affiant Signature

12/21/2021
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 21 day of December 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

