Karen Johnson Davidson County
Batch# 784821 DEEDQC
01/05/2022 10:24:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220105-0001860

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

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Damaris Garcia
Affiant

SUBSCRIBED AND SWORN to before me, this the 28 day of December, 2021.

Notary Public
My Commission Expires: 10/20/23

KANETHA COFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Alejandro Alvarez and Damaris Garcia 4304 Luke Ct Antioch, TN 37013	New Owner	174-11-0B-047.00-CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Alejandro Alvarez, unmarried man** ("Grantors"), have bargained and sold, and by these presents does hereby Quitclaim and convey unto **Alejandro Alvarez, unmarried and Damaris Garcia, unmarried, as Tenants in Common with Right of Survivorship** ("Grantees"), their heirs and assigns, all of their right, title and interest in and to that certain real property in **Davidson County**, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Final Plat The Grove at Cane Ridge, Phase Three, as shown by plat of record in Plat at Instrument No. 20131016-0108127, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Alejandro Alvarez, unmarried man by Warranty deed from Michael Joseph Pike, unmarried of record in Instrument No. 202201050001858, Register's Office for Davidson County, Tennessee, dated December 28, 2021 and recorded on _____.

This is improved property known as 4304 Luke Court, Antioch, TN 37013.

IN WITNESS WHEREOF, Grantor(s) have executed this instrument as of the 28th day of December, 2021.

GRANTOR(S):

Alejandro Alvarez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Alejandro Alvarez**, the within named bargainor, with whom I am personally acquainted (or proved to my on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of December, 2021.

Notary Public

My Commission Expires: 4/26/23

KANETHA COFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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 12-28, 2021.

Affiant
Date: December 30, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 30 day of December 2021.

Notary Public

My Commission Expires: 11/5/2024

JESSICA FRENKEL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY