**NEW OWNER:**
Concepcion Ticas
4816 Jason Drive
Antioch, TN 37013

**SEND TAX BILLS TO:**
New Owner

**THIS INSTRUMENT PREPARED BY:**
**Carolyn Christoffersen, Attorney At Law**
**2494 North Mt. Juliet Road, Suite 300**
**Mt. Juliet, TN 37122**

**File No. 21-0198**

Prepared from information supplied by the parties; No title work performed or tax advice given.

**Map/Parcel:**
**149-5-63.00**

## 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 of which is hereby acknowledged, **Dolores Moreno Serrano and Jose Hilario Bonilla Ticas,** do hereby convey their interest in the below property unto **Concepcion Ticas**, her heirs and assigns, forever, all of their right, title and interest in and to the following tracts or parcels of land, situate and lying in Davidson County, Tennessee, bounded and described as follows, to-wit:

**Lot Number 172, on the Plan of Barclay Square, Section 3, as of record in Plat Book 4675, Page 154, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.**

**Being the same property conveyed to Blanca Ticas and Concepcion Ticas, by Quitclaim Deed from Blanca Ticas, dated February 1, 2018 and of record in Instrument No. 20180205-0011739, Register's Office for Davidson County, Tennessee. Blanca Ticas died intestate on August 4, 2019 leaving Maria Dolores Bonilla Ticas, Ana Silvia Bonilla Ticas, Jose Gregorio Bonilla Ticas, Edith Yanet Bonilla Ticas, and Jose Hilario Bonilla Ticas as her heirs at law as evidenced by Affidavits of Heirship of record in Instrument Nos. 20211101-0146137 and 20211101-0146138, Register's Office for Davidson County, Tennessee. Dolores Moreno Serrano is one and the same as Maria Dolores Bonilla Ticas.**



Karen Johnson Davidson County
Batch# 800930 DEEDQC
02/07/2022 10:19:15 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220207-0013699

**This is IMPROVED property known as 4816 Jason Drive, Antioch, TN 37013.**
WITNESS SIGNATURE(S) this 09 day of December, 2021.

**Dolores Moreno Serrano**

**Jose Hilario Bonilla Ticas**

STATE OF _____ )
COUNTY OF_____ )

Personally appeared before me, the undersigned, a notary public of the state and county aforesaid, **Dolores Moreno Serrano and Jose Hilario Bonilla Ticas**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 09 day of December, 2021.

Morris Cardenas
Notarizing Officer
U.S. Embassy San Salvador

Notary Public

My commission expires: ~~Indefinite 22 USC Sec 110~~ COMMISSION

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

Concepcion Ticas
Affiant

Sworn to and subscribed to before me, this the 09 day of December, 2021.

Morris Cardenas
~~Notarizing Officer~~
U.S. Embassy San Salvador

Notary Public

My commission expires: Indefinite 22 USC Sec 110 COMMISSION