Karen Johnson Davidson County
Batch# 800930 DEEDQC
02/07/2022 10:19:15 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220207-0013700

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

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

SEND TAX BILLS TO:
New Owner

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, **Ana Silvia Bonilla Ticas, Gregorio Bonilla Ticas, and Edith Yanet 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.

This is IMPROVED property known as 4816 Jason Drive, Antioch, TN 37013.

WITNESS SIGNATURE(S) this 23rd day of November, 2021.

ANA SILVIA BONILLA TICAS
Ana Silvia Bonilla Ticas

Gregorio Bonilla Ticas

Edith Yanet Bonilla Ticas

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a notary public of the state and county aforesaid, **Ana Silvia Bonilla Ticas, Jose Gregorio Bonilla Ticas, and Edith Yanet Bonilla Ticas**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23rd day of November, 2021.

Notary Public

CAROLYN M. CHRISTOFFERSEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 09/23/2025

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

Affiant

Sworn to and subscribed to before me, this the 23rd day of November, 2021.

Notary Public

CAROLYN M. CHRISTOFFERSEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 09/23/2025