This Instrument Prepared by:
Lenders Title Company
174 Saundersville Rd Ste 102
Hendersonville, TN 37075

Karen Johnson Davidson County
Batch# 814708 DEEDQC
03/03/2022 10:30:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220303-0024247

STATE OF TENNESSEE
COUNTY OF Davidson

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

David Galvan Marquez
Affiant

GEORGE YOUSSEF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me this 17th day of February, 2022.

Notary Public

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel No.**
Denisse De Leon 100 Sunshine Court Antioch, TN 37013	Same as New Owner	176-05-0-058.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **David Galvan Marquez, an unmarried man,** has bargained and sold and does hereby quitclaim, transfer and convey all his rights, title and interest which he may have in the remaining described property to **Denisse De Leon, an unmarried woman,** their heirs, successors and assigns, forever, being that property located and situated in **Davidson** County, Tennessee, and more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 20, on the Plan of Hickory Woods, Section B, of record in Book 6900, Page 512, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Denisse De Leon and David Galvan Marquez by Warranty Deed from Jeremy S. Spencer, unmarried and Michelle R. Spencer, unmarried of record in Instrument No. 20170810-0082134, Register's Office for Davidson County, Tennessee, dated August 9, 2017 and recorded on August 10, 2017.

This is improved property known as 100 Sunshine Court, Antioch, Tennessee 37013.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purposes thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, I have hereunto set my hand and signature on this 17 day of February, 2022.

David Galvan Marquez

David Galvan Marquez

STATE OF TENNESSEE
COUNTY OF Davidson.

Before me, the undersigned Notary Public, personally appeared **David Galvan Marquez**, who is known to me, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 17th. day of February, 2022.

My Commission Expires:
07-09-2024.

NOTARY PUBLIC

GEORGE YOUSSEF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Gregory Vadner, 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 2/17/22 (date of document).

Affiant Signature

2/22/22
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 22 day of Feb., 2022.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

