Karen Johnson Davidson County
Batch# 819064 DEEDQC
03/10/2022 10:31:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220310-0027685

AFTER RECORDING RETURN TO:
Vylla Title, LLC
ATTN: Post Close Dept., 6200 Tennyson Pkwy, Suite 110
Plano, TX 75024
File No. 101-10374314

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Map-Parcel No.: 136 15 0 077.00

QUITCLAIM DEED

THIS DEED made and entered into on this 18th day of Feb, 2022, by and between **Jonathan A. Bryant, an unmarried man and Heriberto Rivera Garcia F/K/A Heriberto G. Rivera, an unmarried man, with right of survivorship,** a mailing address of 3573 Gondola Drive, Antioch, TN 37013, hereinafter referred to as Grantor(s) and **Jonathan A. Bryant, an unmarried man and Heriberto Rivera Garcia, an unmarried man, as joint tenants with rights of survivorship**, a mailing address of 3573 Gondola Drive, Antioch, TN 37013, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot number 69-A of the Plan of the Zone Lot, Division of Lots 69 through 72 Chelsea of Priest Lake, Section 1-A of record in Plat Book 6250, page 88, amending Plat book 5200, page 596, Register's Office for said County, to which reference is made for a more complete description.

Property Address: 3573 Gondola Drive, Antioch, TN 37013

Being the same property conveyed to the Grantor(s) in a Deed recorded on 03/18/2008 under Instrument Number: 20080318-0027274 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Jonathan A. Bryant

Jonathan A. Bryant

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Jonathan A. Bryant, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Antioch, TN, this 18th day of February, 2022.

Karen R. Campbell
Notary Public
My Commission expires: Sept. 8, 2025

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept. 8, 2025

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Heriberto Rivera Garcia F/K/A Heriberto G. Rivera

Heriberto Rivera Garcia F/K/A Heriberto G. Rivera

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Heriberto Rivera Garcia F/K/A Heriberto G. Rivera, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Antioch, TN, this 18th day of February, 2022.

Karen R. Campbell
Notary Public
My Commission expires: Sept 8, 2025

No title exam performed by the preparer. Legal description and party's names provided by the party.

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept. 8, 2025

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Jonathan A. Bryant
Affiant

Print Name: Jonathan A. Bryant

STATE OF TN
COUNTY OF Davidson

Sworn to before me this 18th day of February, 2022.

Karen R. Campbell
Notary Public
My Commission Expires: Sept. 8, 2025

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept. 8, 2025

Name and address for person(s) responsible for taxes:
Jonathan A. Bryant and Heriberto Rivera Garcia
3573 Gondola Drive
Antioch, TN 37013

Name and address of property owner:
Jonathan A. Bryant and Heriberto Rivera Garcia
3573 Gondola Drive
Antioch, TN 37013

TRUE COPY CERTIFICATION

I, Jonathan A. Bryant, do hereby make oath that I am a ~~licensed~~ borrower ~~attorney~~ and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jonathan A. Bryant
Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me: Karen R. Campbell [Name of Notary],

a notary public for this county and state, Jonathan A. Bryant [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Karen R. Campbell
Notary's Signature

My Commission Expires: Sept. 8, 2025

Notary's Seal

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept. 8, 2025