Karen Johnson Davidson County
Batch# 820253 DEEDQC
03/11/2022 10:56:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220311-0028576

QUITCLAIM DEED

This instrument prepared by:
Rachel S. Upshaw, Esq.
Miller Upshaw Family Law, PLLC
631 Woodland Street
Nashville, TN 37206

Address New Owner as Follows:	Send Tax Bills to:	Map / Parcel:
Phenelophe Michel 508 Cedarhill Court Antioch, TN 37013	Same	162 13 0 236.00

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF Davidson **)**

The undersigned, after first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of the Marital Dissolution Agreement in that certain case styled Phenelophe Michel- Garrido v. Roy Hibraim Garrido Manrique, Davidson County Fourth Circuit Court No. 21D-966, and the actual consideration given for the transfer is $0.00.

Affiant

SUBSCRIBED AND SWORN TO before me this 17 day of December, 2021.

Notary Public

My Commission Expires: 5-7-24

TREVOR BASKIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WHEREAS, Roy Hibraim Garrido Manrique ("Grantor") and Phenelophe Michel Garrido ("Grantee") were married and recently divorced; and

WHEREAS, this transfer of property is exempt from taxation as it is made in accordance with the terms and conditions of the Marital Dissolution Agreement in that certain case styled Phenelophe Michel- Garrido v. Roy Hibraim Garrido Manrique, Davidson County Fourth Circuit Court No. 21D-966; and

WHEREAS, Grantor is ordered to quitclaim all of his legal, marital, or equitable right, title and interest in and to the tract of land herein below to the Grantee; and

NOW, THEREFORE, in accordance with the parties' Marital Dissolution Agreement, Roy Hibraim Garrido Manrique, the Grantor, does hereby convey, remise, release and forever quitclaim unto Phenelophe Michel-Garrido, the Grantee, her heirs and assigns, all of his legal, marital or equitable right, title and interest in and to a certain tract of land in Davidson County, Tennessee described more particularly as follows:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Section 4, Dreamland Estates of record in Plat Book 6900, Page 188, 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 Phenelophe Michel-Garrido and Roy Garrido Manrique, wife and husband, by Warranty Deed from Parviz Youssefi and DeAnne Youssefi, husband and wife, of record at Instrument Number 20200609-0058987, Register's Office for Davidson County, Tennessee, dated May 29, 2020 and recorded June 9, 2020.

This is improved property located at 508 Cedarhill Court, Antioch, Tennessee 37013.

This conveyance is made subject to all applicable zoning ordinances; utility, sewer, drainage, and other easements of record; all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; building restrictions; and other matters of public record.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND MILLER UPSHAW FAMILY LAW, PLLC, ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION SHOWN HEREIN.

IN WITNESS WHEREOF, I have hereunto set my hand on this 1 day of December, 2021.

ROY HIBRAIM GARRIDO MANRIQUE

STATE OF Virginia)
COUNTY OF Botetourt)

ROY HIBRAIM GARRIDO MANRIQUE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), personally appeared before me, a Notary Public in and for said County and State, and executed and acknowledged the within instrument for the purposes therein contained.

Witness my hand and official seal this 1 day of December, 2021.

Notary Public

My commission expires: 08/31/2023

Mark D Wright
Notary Public
Commonwealth of Virginia
Registration No. 7843906
My Commission Expires 08-31-2023

True Copy Certification

- **The text of a certification of an electronic document must be in the following form.**

I, CASEY LAZO **, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 12/01/2021 **(date of document).**

Casey Lazo

Affiant Signature

Date: 03/04/2022

State of Rhode Island

County of Newport

Sworn to and subscribed before me this 4 **day of** MARCH **, 2** 2 **.**

Julia Surdel

Notary Signature

Julia Surdel
Notary Public, State of Rhode Island
My Commission Expires August 31, 2024

MY COMMISSION EXPIRES: August 31, 2024

Notary's Seal (if on paper)