Karen Johnson Davidson County
Batch# 829965 DEEDQC
03/28/2022 12:25:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220328-0035539

Prepared By: Kevin A. Criswell, Esq. 1517 Hunt Club Blvd. Gallatin, TN 37066	STATE OF TENNESSEE COUNTY OF Sumner Robertson The actual consideration or value, whichever is greater, for this transfer is $0. Jennifer Russell Affiant Subscribed and sworn to before me, this _____ day of _____, 2022. Notary Public My commission expires: _____
THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.	

KEVIN CRISWELL NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY My Commission Expires 08-21-2023

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Suleyma Alvarado Garcia	**NEW OWNER**	**05314005300**
217 Nawakwa Trail		
Madison, TN 37115		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **Cesar Alvarado Alvarado and Aracely Garcia Garcia** "GRANTOR", by these presents, does hereby quitclaim and convey unto **Suleyma Alvarado Garcia** herein called "GRANTEE", his/her/their successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in **Davidson County, Tennessee,** to-wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plat of Nawakwa Hills, Pow-Pow Addition, Section 1, of record in Plat Book 843, page 79, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

Being the same property conveyed to Cesar Alvarado Alvarado and Aracely Garcia Garcia by Warranty Deed from Stephen Meade dated December 4, 2017, of record in Instrument No. 20171205-0124201, Register's Office for Davidson County, Tennessee.

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This is improved property commonly known as 217 Nawakwa Trail, Madison, TN 37115.

WITNESS my/our hands this 18th day of March, 2022.

Cesar Alvarado Alvarado

Aracely Garcia Garcia

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cesar Alvarado Alvarado and Aracely Garcia Garcia, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office on this, the 18th day of March 2022.

My commission expires: 7/7/25

NOTARY PUBLIC

MARK B. LEEDOM NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 7, 2025

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 3/18/2022 (date of document).

Jennifer Russell
Affiant Signature

3/21/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 21st day of March 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

