QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 838872 DEEDQC
04/13/2022 09:26:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220413-0042640

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ZERO
TRANSFER TAX EXEMPTION TCA SECTION 67-4-409(a)(4)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF March, 2022

Notary Public

MY COMMISSION EXPIRES: 5.14.25
(AFFIX SEAL)

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Saul Cervantes Garcia and Jessica M Cervantes	**Owner**	
(NAME) **406 Lemont Drive**	(NAME)	
(ADDRESS) **Nashville, TN 37216-1500**	(ADDRESS)	**061-05-0A-019.00**
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Information furnished by the parties, no title search was performed.

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, NO CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND FOR NO OTHER GOOD AND VALUABLE CONSIDERATIONS, ALL OF WHICH IS HEREBY ACKNOWLEDGED, **SAUL CERVANTES GARCIA AND JESSICA REDMOND, nka JESSICA M CERVANTES, HUSBAND AND WIFE, AND STEPHEN E. GOINS, A MARRIED MAN, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND DOES HEREBY QUITCLAIM AND CONVEY UNTO **SAUL CERVANTES GARCIA AND JESSICA M CERVANTES, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, ALL OF RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being Unit No. 38, as created and established by the Master Deed and By-Laws for Phase II, Poplar Glen, a horizontal property regime, of record in Book 7534, Page 591, as amended in Book 7548, Page 612, Book 7733, Page 880 and re-recorded in Book 7734, Page 478, Book 7654, Page 439 and Book 8036, Page 175, in the Register's Office for Davidson County, Tennessee, and as shown and described on the Plan for Popular Glen, Phase II, of record in Book 6900, Page 764 and Plat Book 6900, Page 567, Register's Office for Davidson County, Tennessee, submitted to said Master Deed and By-Laws by instrument of record in Book 7654, Page 439, said Register's Office to all of which reference is here made for a more complete description, together with an undivided percentage interest in the Common Elements allocated to said Unit as set forth in said Master Deed and By-Laws, as may be from time to time amended as provided therein.

Being the same property conveyed to Saul Cervantes Garcia and Jessica Redmond, husband and wife and Stephen E. Goins, a married man, tenants in common with the right of survivorship by Warranty deed from Sandra M. Kelsey, an unmarried woman of record in Instrument No. 20170103-0000143, Register's Office for Davidson County, Tennessee, dated December 06, 2016 and recorded on January 03, 2017.

Jessica Redmond changed her name and is now known as Jessica M Cervantes.

Improved property knows as 406 Lemont Drive, Nashville, TN 37216-1500.

Witness my/our hand (s) this the 28 day of March, 2022.

Saul Cervantes Garcia

STATE OF Tennessee
COUNTY OF Davidson

On this 28 day of March, **2022,** before me personally appeared **Saul Cervantes Garcia** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28 day of March, 2022

Notary Public

My Commission Expires: 4/26/23

(SEAL)

KANETHA COFFMAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Jessica M Cervantes

STATE OF Tennessee
COUNTY OF Davidson

On this 28 day of March, **2022,** before me personally appeared **Jessica M Cervantes** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28 day of March, 2022

Notary Public

My Commission Expires: 4/26/23

(SEAL)

KANETHA COFFMAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Stephen E. Goins

STATE OF Tennessee
COUNTY OF Davidson

On this 28 day of March, **2022,** before me personally appeared **Stephen E. Goins** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28 day of March, 2022

Notary Public

My Commission Expires: 4/26/23

(SEAL)

KANETHA COFFMAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or 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 3-28, 2022.

Affiant
Date: March 30, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 30 day of March 2022.

Notary Public

My Commission Expires: 11/15/2025

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY