Karen Johnson Davidson County
Batch# 848069 DEEDQC
04/29/2022 10:04:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220429-0049786

QUITCLAIM DEED

KANETHA COFFMAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 (ZERO)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF April, 2022

Notary Public

MY COMMISSION EXPIRES: 4/24/23
(AFFIX SEAL)

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)
FRANCISCO AREVALO FLORES, DAMARIS GARCIA, AND ALEJANDRO ALVAREZ	New **Owner**	
(NAME) **1423 Bell Trace Drive**	(NAME)	162-16-0-080.00
(ADDRESS) **Antioch, Tennessee 37013**	(ADDRESS)	
(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, **ALEJANDRO ALVAREZ AND DAMARIS GARCIA,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND DOES HEREBY QUITCLAIM AND CONVEY UNTO, **FRANCISCO AREVALO FLORES AND DAMARIS GARCIA, HUSBAND AND WIFE, ALEJANDRO ALVAREZ, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEE, THEIR 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 Lot No. 57-B on the Plan of Hickory Park Villas, Section Two, Zone Lot Division, of record in Plat Book 6250, Page 867, amending Book 5200, Page 603 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 Alejandro Alvarez, a single man by Warranty deed from Regions Bank of record in Instrument No. 20121031-0100152, Register's Office for Davidson County, Tennessee, dated October 13, 2006 and recorded on October 31, 2012.

Being the same property conveyed to Alejandro Alvarez, unmarried and Damaris Garcia, unmarried as tenants in common with rights of survivorship by Quitclaim deed from Alejandro Alvarez, a single man of record in Instrument No. 20200116-0005753, Register's Office for Davidson County, Tennessee, dated January 15, 2020 and recorded on January 16, 2020.

Being also known as 1423 Bell Trace Drive, Antioch, Tennessee 37013.

Witness my/our hand (s) this the 15 day of April, 2022

Alejandro Alvarez

Alejandro Alvarez

STATE OF TN

COUNTY OF Davidson

On this 15 day of April, 2022, before me personally appeared Alejandro Alvarez to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15 day of April, 2022.

Notary Public
My Commission Expires: 10/20/23

KANETHA COFFMAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Damaris Garcia

Damaris Garcia

STATE OF TN

COUNTY OF Davidson

On this 15 day of April, 2022, before me personally appeared Damaris Garcia to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15 day of April, 2022.

Notary Public
My Commission Expires: 10/20/23

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 4-15, 2022.

Affiant
Date: April 25, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 25 day of April 2022.

Notary Public

My Commission Expires: 5/5/2025

