Karen Johnson Davidson County
Batch# 848072 DEEDQC
04/29/2022 10:05:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220429-0049789

# 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 22 DAY OF April, 2022

Notary Public

MY COMMISSION EXPIRES: 4/26/23

(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) **4304 Luke Court** | (NAME) | 174-11-0B-047.00-CO |
| (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. 47 on the Plan of Final Plat The Grove at Cane Ridge, Phase Three, as shown by plat of record in Plat at Instrument No. 20131016-0108127, 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 Micheal Joseph Pike, unmarried by Warranty deed from Randall Clemons, Trustee for benefit of Wilson Bank & Trust and Citizens Bank of Lafayette of record in Instrument No. 20140428-0035428, Register's Office for Davidson County, Tennessee, dated April 23, 2014 and recorded on April 28, 2014.

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. 202201050001860, Register's Office for Davidson County, Tennessee, dated December 28, 2021 and recorded on January 5, 2022.

Being also known as 4304 Luke Court, Antioch, Tennessee 37013.

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

**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: 4/22/23

KANETHA COFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

**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: 4/22/23

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

