This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-17660-RR

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-17660-RR

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

Karen Johnson Davidson County
Batch# 888340 DEEDQC
07/13/2022 03:16:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220713-0080744

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this the 13th day of July, 2022.

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 1/3/2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Raul Garcia and Belkis Nieto Castro 5016 Bonnavista Dr. Hermitage, TN 37076	New Owner	74-12-131

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I/we, **Raul Garcia** ("Grantor") do/does hereby quitclaim and convey unto **Raul Garcia, unmarried and Belkis Yadira Nieto Castro, unmarried, as joint tenants with Right of Survivorship** ("Grantee"), his/her/their heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

LAND in Davidson County, Tennessee, being Lot No. 527, Hermitage Hills Subdivision, Section 5, of record in Book 3300, pages 1 and 2, Register's Office for Davidson County, Tennessee.

SAID Lot No. 527 fronts 120.0 feet on the curving northerly margin of Bonnavista Drive and runs back between lines measuring 134.3 feet on the westerly line and 108.65 feet on the easterly line to a dead line at the rear, measuring 57.8 feet thereon.

Being the same property conveyed to Raul Garcia, unmarried by Trustee's Deed from Robert H. Waldschmidt, Trustee in Bankruptcy for Jason Dale Key, dated December 2, 2016 and recorded December 12, 2016 in instrument no. 20161212-0130210 in the Register"s Office for Davidson County, Tennessee.

This is improved property located at: **5016 Bonnavista Drive. Hermitage, TN 37076**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this _____ day of _____, 2022.

GRANTOR:

Raul Garcia

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Raul Garcia, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13th day of July, 2022.

Notary Public
My Commission expires: 1/3/2023

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Michael Ferrence, do hereby make oath that I am 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 7/13/22.

Affiant Signature — Date: 7/13/22

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 13th day of July, 2022.

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

BRIA SAWYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires