Karen Johnson Davidson County
Batch# 897320 DEEDQC
08/02/2022 10:14:45 AM 4 pgs
Fees: $22.00 Taxes: $0.00

20220802-0087810

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 1.00
_____, Affiant
Subscribed and sworn before me this the
2 Day of August, 2022.
Brandi Weeb, Deputy Register

Quitclaim Deed

RECORDING REQUESTED BY _____
AND WHEN RECORDED MAIL TO: Send Tax Bills To:
Christian Magana, Grantee(s)
692 Airport Rd.
Hillsville, VA 24343
Consideration: $_____
Property Transfer Tax: $_____
Assessor's Parcel No.: 119 10 0.- 058.00
PREPARED BY: Christian Magana certifies herein that he or she has prepared this Deed.

_____ 8/2/22
Signature of Preparer Date of Preparation

Christian Magana
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on 8/2/22 in the County of Davidson, State of Tennessee by Grantor(s), Humberto Magana Aguilar, whose post office address is 515 Quail Run St Greenville, TX 75402 to Grantee(s), Christian Magana, whose post office address is 692 Airport Rd Hillsville, VA 24343

WITNESSETH, that the said Grantor(s), Humberto Magana Aguilar, for good consideration and for the sum of One Dollar ($ 1.00) paid by the said Grantee(s), the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title,

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of Tennessee and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

See next page
Signature of Grantor

Signature of Second Grantor (if applicable)

Print Name of Grantor

Print Name of Second Grantor (if applicable)

Signature of First Witness to Grantor(s)

Signature of Second Witness to Grantor(s)

Print Name of First Witness to Grantor(s)

Print Name of Second Witness to Grantor(s)

GRANTEE(S):

See next page
Signature of Grantee

Signature of Second Grantee (if applicable)

Print Name of Grantee

Print Name of Second Grantee (if applicable)

Signature of First Witness to Grantee(s)

Signature of Second Witness to Grantee(s)

Print Name of First Witness to Grantee(s)

Print Name of Second Witness to Grantee(s)

Humberto Magana
GRANTOR

GRANTEE

{ACKNOWLEDGMENT}

On this, the 1 day of August, 20 22, before me a notary public, the undersigned officer, personally appeared Humberto Magana, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained. In witness hereof, I hereunto set my hand and official seal.

Douglas R. Sipes
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

Douglas R. Sipes

On this, the 1 day of August, 20 22, before me a notary public, the undersigned officer, personally appeared Christian Magana, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained. In witness hereof, I hereunto set my hand and official seal.

Douglas R. Sipes
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

Douglas R. Sipes

Douglas R. Sipes
Commission Expires
March 03. 2025

Exhibit A

BEING Lot No. 55 on the Plan of Hidden Acres, of record in Plat Book 1130 at page 89, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Current Source of Title: #20100910-0072218