Karen Johnson Davidson County
Batch# 917518 DEEDQC
09/16/2022 09:10:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220916-0103339

THIS INSTRUMENT
PREPARED BY:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, Tennessee 37027

ALICIA R. HAMILTON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
06/21/25
COUNTY OF WILLIAMSON

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 16th day of Sept, 2022.

NOTARY PUBLIC

My Commission Expires: _____

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel:**
Anita Garcia	Anita Garcia	Map: 95-10
508 Bismark Drive	508 Bismark Drive	Parcel: 45
Nashville, TN 37210	Nashville, TN 37201	

QUITCLAIM DEED

In consideration of ten and NO/100 dollars ($10.00), and other good and valuable consideration, **Sergio Garcia,** Grantor, hereby quitclaims and conveys all of his undivided right, title and interest in the hereinafter described property to **Anita Garcia,** Grantee. Said property is described as follows:

Land in Davidson County, Tennessee, being Lot No. 161, on the plan of Elm Hill Acres, Section IV, of record in Plat Book 2331, page 118, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Sergio Garcia, by Quitclaim Deed dated March 21, 2008 from Cecilia Gonzalez of record as Instrument 20080325-0029515, Register's Office for Davidson County, Tennessee.

Said property having the street address of 508 Bismark Dr, Nashville, TN 37210.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 16th day of Sept, 2022.

Sergio Garcia

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Sergio Garcia, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 16th day of Sept, 2022.

Notary Public

My Commission Expires:_____

ALICIA R. HAMILTON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
06/21/25
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, A. Scott Hubbard, do hereby make oath that I am a licensed attorney and/or 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 9/16/2022.

Date

A. Scott Hubbard

Affiant Signature

9/16/2022

Date

State of _____

County of _____

Sworn to and subscribed before me this 16 day of September, 2022.

Wesley Blow

Notary's Signature

WESLEY BLOW
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
02-22-26
COUNTY OF WILLIAMSON

My Commission Expires: _____

Date

Notary's Seal (if on paper)