THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

Karen Johnson Davidson County
Batch# 932298 DEEDQC
10/20/2022 03:38:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221020-0114592

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Denis Turcios 197 Ocala Drive Nashville, TN 37211	New owner	162-3-305

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Domingo Turcios, a married man**, by these presents does hereby quitclaim and convey unto, **Denis Turcios, an unmarried man**, his successors, representatives, and assigns, his rights, title and interest in and to the following described tract of land in **Davidson** County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 149 on the Plan of Haywood Hills, Section 3, as of record in Book 4460, Pages 164 and 165, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a complete description thereof.

Being the same property conveyed to Michelle Anderson (daughter of Rose Bishop) by Quitclaim Deed from Rose Bishop as Joint Tenant with Right of Survivorship of record in Instrument No. 20050803-0091073, dated July 30, 2005, said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Domingo Turcios by Warranty Deed from Michelle Anderson, unmarried, of record in Instrument No. 20121120-0107148, dated November 15, 2022 and recorded on November 20, 2022, in the Register's Office for Davidson County, Tennessee.

Being also known as 601 Tuscarora Court, Antioch, TN 37013.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 20th day of October, 2022.

Affiant

My commission expires: 7-7-25
(Affix Seal)

Notary Public

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 20th day of October, 2022.

Domingo Turcios

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Domingo Turcios**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they/he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 20th day of October, 2022.

Notary Public

My Commission Expires: 7-7-25

CAITLIN MCKEIGHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 7, 2025

Emelina Banegas, spouse of Domingo Turcios, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description she might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Emelina Banegas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Emelina Banegas**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they/he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 20th day of October, 2022.

Notary Public

My Commission Expires: 7-7-25

CAITLIN MCKEIGHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 7, 2025

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 October 20, 2022 (date of document).

Affiant Signature

October 20, 2022

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 20th day of October, 2022.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023