Karen Johnson Davidson County
Batch# 935328 DEEDQC
10/28/2022 12:12:20 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221028-0116813

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QUITCLAIM DEED

Property Owner: Monica Ergueta-Segraves

Parcel Identification No: 16212000300

Prepared By: Philip Segraves
5408 Reagan Run Antioch, Tennessee 37013

After Recording, Return Deed To: Philip Segraves
5408 Reagan Run Antioch, Tennessee 37013

Mail All Real Estate Tax Statements To: Philip Segraves
5408 Reagan Run Antioch, Tennessee 37013

State of Tennessee

Davidson County

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar ($1.00) and other good or valuable consideration, if any, in hand paid to the "Grantor(s)" known as:

Monica Ergueta-Segraves, a married individual, residing at 5408 Reagan Run , 5408 Reagan Run, Antioch, Tennessee, 37013.

The receipt whereof is hereby acknowledged, the undersigned hereby remises, releases, and quit claims to Philip Segraves, a married individual, residing at 5408 Reagan Run, Antioch , Tennessee, 37013 (hereinafter the "Grantee(s)"), all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 3, on the plan of Bell Trace Section One, of record in Book 5210, Page 36, Register's Office for said County, to which plan reference is made for a complete description.

Being the same property conveyed to Monica Ergueta-Segraves,, married person, from Phil Segraves also known as Philip Segraves, married person, by Quitclaim deed of record in instrument 20121204-0111607, Register's office of said County and recorded on the date of December 4, 2012. This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities. This is an improved property known as 1228 Bell Road, Antioch, Tennessee 37013.

IN WITNESS WHEREOF, the Grantor(s) has duly executed this Quit Claim Deed as of October 21 2022.

Grantor's Signature _____ Date October 21 2022
Print Name: Monica Ergueta-Segraves
Address: 5408 Reagan Run , 5408 Reagan Run, Antioch, Tennessee, 37013

NOTARY ACKNOWLEDGMENT

State of Tennessee

County of Davidson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Monica Erquiaga-Segraves whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 26 day of October, 2022.

ISAMARY CANTERO PEREZ
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

(SEAL)

Notary Public

My Commission Expires: 06-07-2027

I, or we, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer is One Dollar ($1.00).

Affiant's Signature Monica Erquiaga-Segraves

State of Tennessee

County of Davidson

Subscribed and sworn before me this 26 day of October, 2022.

Notary Public