Karen Johnson Davidson County
Batch# 936793 DEEDQC
11/02/2022 09:21:30 AM 6 pgs
Fees: $33.00 Taxes: $188.70
20221102-0118182

Commitment Number: 28390937

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 9078 Union Centre Blvd., Suite 350, West Chester, Ohio 45069 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Oscar Garcia Guzman, 1425 Timber Ridge Circle, Nashville, TN 37211
Transfer Tax $188.70

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
172-04-0A-013.00-C

QUITCLAIM DEED

Oscar Garcia, A/K/A Oscar Garcia Guzman, (whose mailing address is **1425 Timber Ridge Circle, Nashville, TN 37211**) and **Keri Garcia n/k/a Keri Braswell**, (whose mailing address is (1425 Timber Ridge Cir, Nashville, TN 37211), who were formerly a married couple but are now divorced as per Case No.: 18D-3121N THE THIRD CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, Filed on October 30, 2018, and are both now unmarried persons, hereinafter grantors, for $51,000.00 (Fifty One Thousand Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Oscar Garcia Guzman, single**, hereinafter grantee, whose tax mailing address is **1425 Timber Ridge Circle, Nashville, TN 37211**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SEE EXHIBIT A ATTACHED HERETO FOR THE LEGAL DESCRIPTION

Property Address is: 1425 Timber Ridge Circle, Nashville, TN 37211

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 106416in the Register's Office of Davidson County, Tennessee.

Parcel ID: 172-04-0A-013.00-C

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on May 3, 2021:

Oscar Garcia Garcia
Oscar Garcia

STATE OF TN
COUNTY OF Wilson

The foregoing instrument was acknowledged before me on May 3, 2021 by **Oscar Garcia** who is personally known to me or has produced Drivers license as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

S Huddleston
Notary Public

SEAN J. HUDDLESTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Exp. 1/2/24

Keri Garcia n/k/a Keri Braswell

STATE OF TN
COUNTY OF Wilson

The foregoing instrument was acknowledged before me on May 3, 2021 by **Keri Garcia n/k/a Keri Braswell** who is personally known to me or has produced drivers license as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

SEAN J. HUDDLESTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

State of Tennessee
County of Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $51,000.00.

Subscribed and sworn to before me

This 28 day of October, 2022.

Affiant

Oscar Garcia Guzman
Print Name

Notary Public

(Seal)

BRIA SAWYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5-7-2024

My commission expires:

5-7-2024

Bria Sawyers
Print Name

Order No.: 28390937

LEGAL DESCRIPTION

EXHIBIT "A"

The following described property:

Being Lot No. 58 on the plan of Phase One, Highlands of Brentwood (Formerly Brentwood 1-lighlands) of record in Book 9700, Page 773, as revised in Book 9700, Page 857, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description. Being the same parcel conveyed to Oscar Garcia and Keri Garcia from Rod C. Taylor and Kristen K. Taylor, by virtue of a deed dated 10/16/2015, recorded 10/20/2015, in deed book , page , as instrument no. 20151020-0106416 county of Davidson, state of Tennessee.

Assessor's Parcel No: 172-04-0A-013.00-C

Tennessee Certification of Electronic Document

I, Brenda Leierzapf, 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 May 3, 2021 (date of document).

Brenda Leierzapf
Affiant Signature

8-11-2021
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 11th day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5/4/2022

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Beaver County
My commission expires May 4, 2022
Commission number 1223847
Member, Pennsylvania Association of Notaries