Prepared By:
Mr. Gary Sanders
5713 Cedar Ash Xing
Antioch, Tennessee 37013

After Recording Return To:
Mr. Gary Sanders
5713 Cedar Ash Xing
Antioch, Tennessee 37013

Karen Johnson Davidson County
Batch# 937968 **DEEDQC**
11/04/2022 10:41:33 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20221104-0119089

TAX PARCEL ID #: 164 09 0 009.00

QUIT CLAIM DEED

BE IT KNOWN BY ALL, that Dr. Luciana Prestes, *("Grantor")* **whose address is** 242 Highland Villa Cir, Nashville, Tennessee 37211, hereby ***REMISES, RELEASES AND FOREVER QUITCLAIMS TO*** Mr. Gary Sanders *("Grantee")*, **whose address is** 5713 Cedar Ash Xing, Antioch, Tennessee 37013, all right, title, interest and claim to the following real estate property located at 5713 Cedar Ash Xing in the City/Township of Antioch, located in the County of Davidson and State of Tennessee and ZIP code of 37013, to-wit:

Property having Lot No. 280, with the Section No. ASHEFORD CROSSING SECTION 1, and having the following description: LOT 280 ASHEFORD CROSSING SECTION 1 Current Source of Title 20150402-0028882

FOR VALUABLE CONSIDERATION, in the amount of $1.00 dollars, given in hand, and for other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged.

BE IT FURTHER KNOWN, that this transfer shall be effective as of 10/22/2022, and that the Grantor makes no promises as to ownership of title to the above-referenced Property, but simply agrees to transfers whatever interest the Grantor has in it to the Grantee.

~~***TO HAVE AND TO HOLD*** all of Grantor's right, title and interest in and to the above described Property is hereby transferred unto the Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any party thereof.~~ GWJ

(Grantor's Signature)

Dr. Luciana Prestes
(Grantor's Printed Name)

(Grantee's Signature)

Mr. Gary Sanders
(Grantee's Printed Name)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0, Affiant
Subscribed and sworn before me this the
4 Day of NOV, 2022.
C. Hayes, Deputy Register

Signed in our presence:

(Witness #1 Signature)

(Witness #2 Signature)

Parroush Ahmed
(FIRST WITNESS NAME TYPED)

Hajeen Msaleh
(SECOND WITNESS NAME TYPED)

Grantee's Address:

Mr. Gary Sanders
5713 Cedar Ash Xing
Antioch, Tennessee 37013

Mail Subsequent Tax Bills To:

Gary Sanders
5713 Cedar Ash Xing
Antioch, Tennessee 37013

Grantor's Address:

Dr. Luciana Prestes
242 Highland Villa Cir
Nashville, Tennessee 37211

STATE OF TENNESSEE)
) **SS.**
COUNTY OF DAVIDSON)

The foregoing Quit Claim Deed was acknowledged before me on 10/22/22 by Dr. Luciana Prestes, who is personally known to me or who has produced a valid driver's license and/or passport as identification, and such individual(s) having executed aforementioned instrument of his/her/their free and voluntary act and deed.

IN WITNESS THEREOF, to this Quit Claim Deed, I set my hand and seal.

Signed, sealed and delivered in the presence of:

(Signature of Notary)

Parroush Ahmed

(Printed Notary Name) Davidson, Tennessee

My Commission expires: 03/03/2025

