This Instrument was prepared by:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Karen Johnson Davidson County
Batch# 987540 DEEDQC
04/03/2023 11 34 54 AM 2 pgs
Fees $12 00 Taxes $0 00
20230403-0023913

THIS INSTRUMENT WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES HERETO. NO WARRANTY OF TITLE, EITHER EXPRESSED OR IMPLIED.

Map: 072 13 0E 001.00 CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and 00/100 ($10.00) Dollars and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Francisco Garcia Candelario,** does hereby remise, release and quitclaim unto **Francisco Garcia Candelario and Chelsea M. Garcia Candelario, husband and wife, to create a tenants by the entirety,** all interest in and to the following real property located in Davidson County, Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Unit A, on the Plan of 938 Strouse Avenue Row Homes, as Established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140718-0064083, and as shown on the plat recorded as Exhibit "C" of said Declaration, in the Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Francisco Garcia Candelario, as unmarried man, by Warranty Deed from Michael Wyse and Ashley Wyse, husband and wife, dated January 11, 2019, and filed at Instrument No. 20190122-0006354, Register's Office for Davidson County, Tennessee.

This is improved property known as: **938 A Strouse Avenue, Nashville, TN 37206**

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the parties have executed this instrument this 27th day of March, 2023.

Francisco Garcia Candelario

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Francisco Garcia Candelario**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this the 27th day of March, 2023.

My Commission Expires: OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-3-2026

Notary Public

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STATE OF TENNESSEE DAVIDSON COUNTY ss:

The consideration or value, whichever is greater, for this transfer is $-0-

Affiant

Subscribed and sworn to before me this 27th day of March, 2023.

My Commission Expires: OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-3-2026

Notary Public

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NEW OWNER(S)
Mr. & Mrs. Francisco Garcia Candelario
4820 Humber Drive
Nashville, TN 37211

SEND TAX BILL TO:
Owner(s)