Karen Johnson Davidson County
Batch# 997830 DEEDQC
05/01/2023 09:35:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230501-0031777

QUITCLAIM DEED

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

W-SB-CRRG-20-435

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF Apr., 20 23.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Fernando A. Garcia Flores and Fanny Perez Guerrero, Husband and Wife		
(NAME) **435 Dry Creek Rd,**	(NAME)	**02500002400 AND 02500002500**
(ADDRESS) **Goodlettsville, TN 37072**	(ADDRESS) **Same as owner**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **FERNANDO A. GARCIA FLORES AND FANNY PEREZ GUERRERO, HUSBAND AND WIFE** , hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **FERNANDO A. GARCIA FLORES AND FANNY PEREZ GUERRERO, HUSBAND AND WIFE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

THE PURPOSE OF THIS INSTRUMENT IS TO COMBINE MAP AND PARCEL NUMBERS

Tract 1 (435 Dry Creek Rd. 02500002400)

Situated in the 10th Civil District of Davidson County, Tennessee,

Beginning at an iron steak on the North side of Dry Creek road in the edge of a driveway, a corner in Clayton Seaton's line; thence N. 23 deg. E. 290 feet to an iron stake; thence N. 49 deg. W. 203 feet to an iron stake at a fence, corner of said Seaton in Dennis Bridges' line; thence with said Bridges line S. 3 deg. W. 408 feet to a point in the South edge of Dry Creek Road; thence N. 81 deg. E. 63 feet to the beginning, containing .94 of an acre, according to a survey dated April 10th, 1954, by J. R. Scott, Surveyor.

Tract 2 (0 Dry Creek Rd. 02500002500)

Land in the 10th, formerly the 20th, Civil District of Davidson County, Tennessee, described according to a survey by George W. Watkins, Surveyor December, 9, 1960, as follows:
Beginning at an iron pin on the northerly edge of a driveway at a point south 75 deg. 30' east 48 feet from an iron pin on the northeasterly margin of Dry Road, being the corner of the property conveyed to Naomi S. Reding and husband, by deed from Clayton Seaton and wife, Of record in book 2444, page 305, Registers Office for said County; thence 75 deg. 30' east 73.8 feet to an iron pin; thence north 81 deg. 30' east 143 feet to an iron pin thence north 3 deg. 20' east with line of a fence, 1685 feet, more or less, to a sugar tree; thence north 76 deg. west 300 feet, more or less, to an ash tree on the easterly line of the Dennis Bridges property; thence with said line south 3 deg. 20' west 1355 feet, more or less, to the northwest corner of said Reding property; thence with the line of said Reding property south 49 deg. east 208 feet to a stake and south 21 deg. 45' west 285 feet to the beginning, containing 10.3 acres, more or less.

Being the same property conveyed to Fanny Perez Guerrero, an unmarried woman, and Fernando A. Garcia Flores, an unmarried man by deed from Naomi S. Reding, an unmarried woman of record in Instrument No. 20200901-0099430, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **435 Dry Creek Rd, Goodlettsville, Tennessee 37072**.

Witness my/our hand(s) this the 28 day of April, 2023.

Fanny Perez Guerrero

Fernando A. Garcia Flores

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 28 of April, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 28 of April, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, Gabriel R. Lutz, 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 04/28/2023 (date of document).

Affiant Signature

Date 04/28/2023

State of New York

County of Clinton

Sworn to and subscribed before me this 28th day of April, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11/07/2026

