Karen Johnson Davidson County
Batch# 998247 DEEDQC
05/01/2023 12:55:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230501-0032048

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of Zero Dollars and no/100 ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Domingo Vicente, married,** ("Grantor"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Jose Luis Vicente Garcia, unmarried,** (Grantee), all of his rights, title, and interests in the following described real property, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2B ON THE PLAN OF ZONE LOT DIVISION OF LOTS 1, 2 & 4, BLAIR HEIGHTS, SECTION 3, ADDITION ZONE LOT DIVISION, OF RECORD IN PLAT BOOK 6250, PAGE 57, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HERE MADE FOR A COMPLETE DESCRIPTION THEREOF.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey. Grantor warrants that the above described property has been used for investment purposes only.

Being all or part of the same property conveyed to Domingo Vicente herein by Warranty Deed of record at Instrument Number **20190920-0095886** in said Register's Office.

IN TESTIMONY WHEREOF I/we have executed this instrument the 28 day of **April, 2023.**

Domingo Vicente

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Domingo Vicente,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28 day of **April, 2023.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-6-25

CARI ALLEN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/06/2025 DAVIDSON COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00.**

AFFIANT

SUBSCRIBED AND SWORN before me this the 28 day of **April, 2023.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-6-25

CARI ALLEN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/06/2025 DAVIDSON COUNTY

PROPERTY ADDRESS:	**541 W Old Hickory Blvd, Madison, TN 37115**
TAX PARCEL NO.:	**04211010200**
PROPERTY OWNER:	**Jose Luis Vicente Garcia**
OWNER'S ADDRESS:	**541 W Old Hickory Blvd, Madison, TN 37115**
MAIL TAX BILLS TO:	**541 W Old Hickory Blvd, Madison, TN 37115**

Certificate of Authenticity

I, Holly A. Mason, 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 April 28, 2023.

Affiant Signature

4/28/23
Date

State of Tennessee
County of Davidson

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

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

(Notary Seal)

My Commission Expires: 9/7/2026