This instrument prepared by:

Joe R. Johnson, II, Esq.
115 Fifth Ave. West
Springfield, TN 37172

*Based upon information provided by client --
No closing or Title Search performed by Attorney*

Karen Johnson Davidson County
Batch# 1024690 DEEDQC
07/11/2023 09 10 47 AM 2 pgs
Fees $12 00 Taxes $0 00

20230711-0052850

**STATE OF TENNESSE**
**COUNTY OF ROBERTSON**

The actual consideration for this transfer is $0 00

JUAN C TURCIOS
**JUAN C. TURCIOS, Affiant**

JOE R. JOHNSON II STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Subscribed and sworn to before me this 8th day of July, 2023.

**NOTARY PUBLIC**

My Commission expires: 10-5-25

# QUIT CLAIM DEED

| New Owner | Send Tax Bills To. | Map-Parcel Numbers: |
|---|---|---|
| Juan C. Turcios<br>6632 Hwy 431 North<br>Springfield, TN 37172 | NEW OWNER | 042-16-062.00 |

**KNOWN ALL MEN BY THESE PRESENT** that MARY I. TURCIOS a/k/a MARY IVETTE TURCIOS hereinafter referred to as "Grantor," for and in consideration of the sum of Ten Dollars and No/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, does by these presents hereby quitclaim and convey unto JUAN C. TURCIOS, hereinafter referred to as "Grantee", my right, title and interest in and to the following described tract or parcel of land situated in Davidson County, Tennessee, same being described as follows, to wit:

Land in Davidson County, Tennessee and being the Northerly one-half of Lot 52 on the Plan of the Douglas Levine Subdivision of record in Book 547, Page 44, R.O.D.C., TN and being more particularly described according to a survey by J. Bruce Rainey, Surveyor, #823 dated June 10, 1987 and known as Job No. 87-388 more particularly described as follows:

BEGINNING at an iron pin set on the Westerly margin of Douglas Street, said point of beginning being 581.6 feet Northerly from the Northerly margin of Woodruff Street, said point of beginning being the Southeast corner of the herein described tract; thence leaving the Westerly margin of said Douglas Street and severing Lot 52 N 82 deg. 00' 17" W 245.09 feet to an iron pin set on the Easterly Right of Way of the Seaboard Systems Railroad; thence with the Right of Way of said Seaboard Systems Railroad N 17 deg. 41'02" E 241.86 feet to an iron pin set on the Westerly margin of the said Douglas Street; thence with the Westerly margin of Douglas Street S 11 deg. 52'53" W 74.40 feet to the point of beginning, containing 15,575 square feet, more or less.

BEING the same property conveyed to Mary Ivette Turcios and appearing of record in 20180306-0021153, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 126 Madison Station Blvd. (formerly Douglas Street), Madison, TN 37115.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 8 day of July, 2023.

**MARY I. TURCIOS, Grantor**

**STATE OF TENNESSEE )**
**COUNTY OF ROBERTSON )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY I. TURCIOS with whom I am personally acquainted, and who acknowledge that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at Springfield, Tennessee, this 8th day of July, 2023.

JOE R. JOHNSON II
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

**NOTARY PUBLIC**

My Commission Expires: 10-5-25