Karen Johnson Davidson County
Batch# 1025334 DEEDQC
07/12/2023 12:10:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230712-0053413

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, **Angelica Martinez Garcia, single woman** ("Grantor"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Angelica Martinez Garcia, single woman, and Cinthya Nayeli Banales Martinez, single woman, as joint tenants with right of survivorship** (Grantee), all of his/her/their/its rights, title, and interests in the following described real property, to wit:

Lot 11, EDISON PARK (FORMERLY PAINTER) "CLUSTER LOT SUBDIVISION", as shown on plat of record in Instrument No. 20060726-0090090, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

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.

Being all or part of the same property conveyed to **Angelica Martinez Garcia, single woman** herein by Warranty Deed of record at Instrument Number **20190326-0027022** in said Register's Office for Davidson County, Tennessee.

IN TESTIMONY WHEREOF I/we have executed this instrument the 11 day of **July, 2023.**

Angelica Martinez-Garcia
Angelica Martinez Garcia

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at office this 11 day of **July, 2023.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 05-09-26

ALAN M. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

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.**

Jessica Banales Martinez
AFFIANT

SUBSCRIBED AND SWORN before me this the 11th day of **July, 2023.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 05-09-26

ALAN M. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

PROPERTY ADDRESS: **336 Schoolhouse Ct., Antioch, TN 37013**
TAX PARCEL NO.: **150150B01100CO**
PROPERTY OWNER: **Angelica Martinez Garcia and Cinthya Nayeli Banales Martinez,**
OWNER'S ADDRESS: **336 Schoolhouse Ct., Antioch, TN 37013**
MAIL TAX BILLS TO: **336 Schoolhouse Ct., Antioch, TN 37013**

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 7/11/23.

Affiant Signature

7/12/23
Date

State of TN.
County of Davidson

Sworn to and subscribed before me this 12 day of July, 2023.

Notary's Signature

(Notary Seal)

ANN M. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 05-09-26