Karen Johnson Davidson County
Batch# 1026953 DEEDQC
07/17/2023 12 10 15 PM 2 pgs
Fees $12 00 Taxes $0 00
20230717-0054735

Instrument prepared by
MICHAEL K WALKER
Attorney at Law
341 Harrison Street
Nashville, Tennessee 37219

QUIT CLAIM DEED

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NO.
ASHLEY ROBERTS 221 ASH GROVE DRIVE NASHVILLE, TN 37211	FREEDOM MORTGAGE P O. BOX 6656 CHICAGO, IL 60680-6656	162-10-0-221 00

KNOW ALL MEN BY THESE PRESENTS

That RICARDO GARCIA, Grantor, for the express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action filed in the Third Circuit Court for Davidson County, Tennessee, Docket No 22D1341, between ASHLEY NICOLE ROBERTS, Plaintiff, (being one and the same as ASHLEY ROBERTS), and RICARDO GARCIA-PALOMEC, Defendant, (being one and the same as RICARDO GARCIA) does hereby demise, release, and forever quitclaim unto the said, ASHLEY ROBERTS, her heirs successors and assigns, all of his title, interest, and estate, legal and equitable, in and to a tract or parcel of land located in Davidson County, Tennessee, bound and described as follows, to-wit

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO 94 ON THE PLAN OF THE SECTION FOUR, HICKORY VIEW, OF RECORD IN PLAT BOOK 6900, PAGE 373, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY

BEING THE SAME PROPERTY CONVEYED TO LA TIERRA PROMETIDA, LLC BY QUITCLAIM DEED FROM MAX ENTERPRISES, INC OF RECORD IN INSTRUMENT NO 20150511-0042786 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE DATED JANUARY 10, 2015 AND RECORDED ON MAY 11, 2015

THIS CONVEYANCE IS SUBJECT TO ALL TAXES, RESTRICTIONS, EASEMENTS, AND ALL GOVERNMENT AND ZONING MATTERS APPEARING ON THE PLAN RECORD IN PLAT BOOK 6900, PAGE 373, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

BEING THE SAME PROPERTY AS CONVEYED FROM LA TIERRA PROMETIDA, LLC TO ASHLEY ROBERTSA AND RICARDO GARCIA, WIFE AND HUSBAND AS SET FORTH IN DEED INSTRUMENT #20190213-0013366 DATED 02/08/2019, RECORDED 02/13/2019, DAVIDSON COUNTY, TENNESSEE

THIS IS IMPROVED PROPERTY, KNOWN AS 221 ASH GROVE DRIVE, NASHVILLE, TN 37211

THIS IS THE SAME DESCRIPTION AS IN THE PREVIOUS DEEDS OF RECORD.

The said ASHLEY ROBERTS hereby agrees to pay and agrees to hold RICARDO GARCIA harmless from a Deed of Trust in favor of FREEDOM MORTGAGE CORPORATION and said note bearing an original unpaid principal balance of $249,588 00, as evidenced by a Deed of Trust of record filed in Instrument No 20211210-0163854, dated November 19, 2021 and recorded on December 10, 2021 in the Register's Office for Davidson County, Tennessee.

The actual consideration on this transfer is $0. Exempt pursuant to T.C.A. 67-4-409(3)

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named RICARDO GARCIA A/K/A RICARDO GARCIA-PALOMEC, the Grantor, with whom I am personally acquainted, who acknowledged to me that he executed the within instrument for the purposes therein contained.

Ricardo Garcia Palomec
RICARDO GARCIA A/K/A
RICARDO GARCIA-PALOMEC
Grantor

Sworn to and subscribed before me
this 27th day of January, 2023.

NOTARY PUBLIC

GLENDA Y MARTINEZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires May 9, 2026

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named ASHLEY ROBERTS, the Grantee, with whom I am personally acquainted, who acknowledged to me that she executed the within instrument for the purposes therein contained

Ashley Roberts
ASHLEY ROBERTS
Affiant/Grantee

Sworn to and subscribed before me
this 19th day of Jan., 2023.

Jamie Brown
NOTARY PUBLIC

JAMIE M BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My commission expires 5/7/2024

This instrument prepared from information provided by the parties involved.