THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Suite 150** **Brentwood, TN 37027**	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 14 day of September, 2023. Notary P My Commission Expires:

FRANCESCA M BURNS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Oct. 26, 2025

Karen Johnson Davidson County
Batch# 1050260 DEEDQC
09/15/2023 10 07 17 AM 2 pgs
Fees: $12 00 Taxes $0 00

20230915-0072402

QUITCLAIM DEED

Address New Owner: Ignacio Rayo Garcia and Petra Garcia Montoya 6744 Sunnywood Drive Nashville, TN 37211	Send Tax Bills To: New Owner	Tax Information: 181 01 0B 138.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Ignacio Rayo Garcia, married,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Ignacio Rayo Garcia and Petra Garcia Montoya, husband and wife,** their heirs and assigns, all of their interest in the following land:

Land in Davidson County, Tennessee being Lot No. 3, on the Plan of Phase Two, 2nd Addition to Sugar Valley, RS10 Cluster Lot Subdivision, of record in Instrument No. 20060322-0032604, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Ignacio Rayo Garcia, married by Warranty Deed recorded in Instrument Number 20230913-0071733, Register's office for Davidson County, Tennessee.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14 day of September 2023.

Ignacio Rayo Garcia

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Ignacio Rayo Garcia the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 14 day of September 2023.

Notary Public
My Commission Expires: _____



