This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-21509-RR

Karen Johnson Davidson County
Batch# 1051308 DEEDQC
09/19/2023 08:20:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230919-0073253

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this the 18th day of September, 2023.

LARRY MARTIN LUNA STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

Notary Public
My Commission Expires: 4/28/26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ana Elizabeth Garcia Armijo and Elder Geovany Garcia Armijo 624 Huntington Ridge Dr. Nashville, TN 37211	New Owner	161 06 0 135.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I/we, **Ana Elizabeth Garcia Armijo, an unmarried woman** ("Grantor") do/does hereby quitclaim and convey unto **Ana Elizabeth Garcia Armijo, an unmarried woman, and Elder Geovany Garcia Armijo, an unmarried man, as joint tenants with right of survivorship** ("Grantee"), his/her/their heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Lot No. 259 on the plan of Section Two, Huntington Park, of record in Plat Book 4175, Page 108, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kathy Ann Kepley, by Quitclaim Deed from Clarence Leslie Kepley, of record in Instrument No. 20131125-0120882, in the Register's Office for Davidson County, Tennessee, dated November 25, 2013 and recorded on November 25, 2013.

Being the same property conveyed to **Ana Elizabeth Garcia Armijo**, by Warranty Deed from Rebecca Elizabeth Hutcheson, Executor and Devisee of The Estate of Kathy Ann Kepley, of record in Instrument No. _202309190073252_, in the Register's Office for Davidson County, Tennessee, dated September 18, 2023 and recorded on _____.

This is improved property located at: **624 Huntington Ridge Drive, Nashville, TN 37211**

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.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18 day of September, 2023.

GRANTOR:

Ana Elizabeth Garcia Armijo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ana Elizabeth Garcia Armijo, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 18th day of Sept., 2023.

Notary Public
My Commission expires: _____

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Certificate of Authenticity

I, LARRY LUNA, do hereby make oath that I am 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 9/18/23.

Affiant Signature

9/18/23
Date

State of Tennessee
County of DAVIDSON

Sworn to and subscribed before me this 18th day of SEPTEMBER 2023.

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

