Karen Johnson Davidson County
Batch# 1060020 DEEDQC
10/12/2023 12 39 16 PM 2 pgs
Fees $12 00 Taxes· $0 00
20231012-0080034

# QUITCLAIM DEED

This instrument was prepared by:
**MARVIN LEON AVALOS** [*Name*]
**45 Benzing Rd** [*Street or Postal Address*]
**ANTIOCH TN 37013** [*City, State, Postal Code*]

| | |
|---|---|
| Name and address of the new owner (the Grantee): | **BRYAN R. LEON**<br>**45 BENZING RD**<br>**ANTIOCH TN 370013** |
| Name and address of the Mortgagee (the holder of a mortgage loan): | **the is trustor**<br>**SWBC Mortgage Security Corp**<br>**9311 San Pedro #100, San Antonio, TX 78216.** |
| Tax map parcel number: | **162-08-0-022.00**<br>**File # 945238**<br>**20221128-0124716** |
| Mail tax bills to: | **45 BENZING RD**<br>**ANTIOCH TN 37013** |

In consideration of One Dollar and other valuable consideration paid, the receipt for which is acknowledged I, **Marvin R. Leon Avalos**, the Grantor, TRANSFER to his son **Bryan R. Leon** the Grantee, my right, title, and interest in the following real estate:

**IN THE COUNTY OF DAVISON, STATE OF TENNESSEE:**

**Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Antioch Park, Section 1 of record in Book 3600, Page 96, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. 36.053761°/-86.677142°**

No boundary survey of the real estate was made at the time of this conveyance, and the description of it is not different from that shown in any previous deed. FOR PRIOR TITLE, see in the Register's Office of Davidson County, Tennessee. 20221128012471 6

Taxes for the year 2020-2023 are assumed by the Grantee.

THIS CONVEYANCE IS SUBJECT TO MATTERS OF PUBLIC RECORD including the following: (1) governmental zoning and other ordinances and regulations; (2) utility, sewer, drainage, and other easements and stipulations; and (3) subdivision and condominium covenants, conditions, declarations, and other restrictions.

No boundary survey of the real estate was made at the time of this conveyance, and the description of it is not different from that shown in any previous deed. FOR PRIOR TITLE, see in the Register's Office of Davidson County, Tennessee.

Taxes for the year 2020-2023 are assumed by the Grantee.

THIS CONVEYANCE IS SUBJECT TO MATTERS OF PUBLIC RECORD including the following: (1) governmental zoning and other ordinances and regulations; (2) utility, sewer, drainage, and other easements and stipulations; and (3) subdivision and condominium covenants, conditions, declarations, and other restrictions.

THIS CONVEYANCE IS ALSO SUBJECT TO (1) the rights of tenants or claims of tenants in possession under oral, or written but unrecorded, leases or other agreements and (2) _____.

Witness my hand this 12th day of October 2023.

_____
Grantor

**Acknowledgement**

STATE OF Tennessee
COUNTY OF Davidson

On the 12th day of October, 2023, before me personally appeared MARVIN LEON AYALOS, the Grantor, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that he or she executed the same as his or her free act and deed.

_____
Notary Public

My Commission Expires

My commission expires: JUL 07 2025

SELVYN AMAYA
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

**Affidavit of Value**

STATE OF Tennessee
COUNTY OF Davidson

I swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $1. That amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

_____ Grantee

Bryan R. Leon signed before me this 12th day of October 2023

_____
Notary Public

SELVYN AMAYA
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires JUL 07 2025