This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1061665 DEEDQC
10/18/2023 10:30:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20231018-0081642

State of Tennessee
County of Davidson

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

Affiant Signature

Subscribed and sworn to before me on this the 6 day of Oct 2023

Notary Public

My Commission expires 11/06/24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NAME AND ADDRESS OF PROPERTY OWNER:
Berenice Xochitl Vasquez Garcia
509 Bluewater Dr
Nashville, TN 37217

SEND TAX BILLS TO:
Berenice Xochitl Vasquez Garcia
509 Bluewater Dr
Nashville, TN 37217

MAP AND PARCEL NUMBER: 13614008400

QUITCLAIM DEED

23NT00992

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

BERENICE XOCHITL VASQUEZ GARCIA AND JOSE CARLOS VAZQUEZ VAZQUEZ, WIFE AND HUSBAND

By these presents do remise, release and **QUITCLAIM** unto

BERENICE XOCHITL VASQUEZ GARCIA, AN UNMARRIED WOMAN

Hereinafter called the GRANTEES, their heirs and assigns, all of my interest in a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 99, as shown on the map entitled Castlegate, Section 1, of record in Plat Book 4460, Page 115, 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 BERENICE XOCHITL VASQUEZ GARCIA AND JOSE CARLOS VAZQUEZ VAZQUEZ, WIFE AND HUSBAND from SHERRI J. HOLLOWAY, UNMARRIED, by Warranty Deed dated 02/22/2018 and recorded 02/27/2018 in Instrument No. 20180227-0018481, Register's Office of said County.

This is an improved property commonly known as: 509 Bluewater Dr, Nashville, TN 37217

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

Witness our hands this 6 day of October, 2023.

BERENICE XOCHITL VASQUEZ GARCIA

State of TN
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, BERENICE XOCHITL VASQUEZ GARCIA, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 6 day of October, 2023.

Notary Public

My Commission expires: 9/2/24.

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Jose Carlos Vazquez

JOSE CARLOS VAZQUEZ VAZQUEZ

State of TN
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, JOSE CARLOS VAZQUEZ VAZQUEZ, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 6 day of October, ~~2023~~ 2023 P.S.M

Notary Public

My Commission expires: 9/2/24.

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Britney Garner 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 10/6/23 (date of document).

Affiant Signature

10/18/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 18th of October, 2023

(SEAL)

Notary's Signature
My Commission Expires: 7-7-2025

ANNA BATES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025