Karen Johnson Davidson County
Batch# 1076937 DEEDQC
11/30/2023 01:13:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231130-0092542

Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
James Joseph Garces and Mauricio A. Garces and Maureen E. Swier Garces Co-Trustees, Garces Revocable Living Trust 3853 Lake Aire Drive Nashville, TN 37217	CMG Mortgage dba CMG Financial 3160 Crow Canyon Rd., Suite 400 San Romon, CA 94583	13603000800

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Mauricio Garces**, ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Mauricio A. Garces and Maureen E. Swier Garces, Co-Trustees, Garces Family Revocable Living Trust Agreement dated November 27, 2023** ("Grantees"), all of his interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being Lot No. 99 on the Re-Subdivision of Lots 98 & 99, Priest Lake Park, Section Two, as of record in Plat Book 4470, Page 33, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

Less and except that portion of Lot 99 that became a part of Lot 98 by Order of record in Book 4957, Page 393, Register's Office for Davidson County, Tennessee.

Being the same 50% Tenant in Common interest in the property conveyed to **Mauricio Garces**, by Warranty Deed dated April 7, 2022, from **Kay L. Lawrence, unmarried, also known as Kay E. Lawrence**, recorded in Instrument No. 20220418-0044149, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **3853 Lake Aire Drive, Nashville, TN 37217.**

(Legal description from prior deed of record).

As a result of this conveyance, **Mauricio A. Garces and Maureen E. Swier Garces, Co-Trustees, Garces Family Revocable Living Trust Agreement dated November 27, 2023** shall

hold a 50% interest as Tenant in Common and **James Joseph Garces** shall hold a 50% interest as Tenant in Common to the property described herein.

Mauricio Garces and **Mauricio A. Garces** are one and the same person.

Maureen E. Garces and **Maureen E. Swier Garces** are one and the same person.

IN WITNESS WHEREOF, the Grantor hereby affixes his signature on this the 27th day of November 2023.

Mauricio Garces

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Mauricio Garces**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of November 2023.

Notary Public

My Commission Expires:
8/10/2027

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

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

Notary Public

My Commission Expires:
8/10/2027

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, **Russell T. Cook**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for recordation herewith and that this electronic document is a true and exact copy of the orignal document executed and authenticated according to law on November 27, 2023.

Affiant Signature

November 27, 2023

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

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

Notary's Signature

My Commission Expires: 9/23/24

Notary's Seal:



