Karen Johnson Davidson County
Batch# 1086350 DEEDQC
12/28/2023 03:36:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231228-0099892

Name and Address of New Owner and Send Tax Bills To:

Raul G Garcia
326 Leopole Rd Nashville TN 37211

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th ave N
Nashville TN 37203

Map & Parcel No: 148-5-169

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Raul G Garcia and wife, Miriam T Cortes,** "the Grantor," convey and quitclaim unto **Raul G Garcia and wife, Miriam T Cortes and Victor Felix Ramirez and spouse, Sarai Joaquibna, joint tenants with rights of surviorship,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No 43 on the Plan of Haywood Acres, Section I of record in Book 2900, page 17, Register's Office for Davidson County, Tennessee.

Said Lot No 43 fronts 70 feet on the northerly margin of Leo Court and extends back 241.90 feet on the northeasterly line and 267.2 feet on the southwesterly line to a line in the rear measuring 134.3 feet thereon.

Being the same property conveyed to Raul G Garcia and wife, Miriam T Cortes by deed of record as Instrument No 20020621-0034922, said Register's Office

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 27 day of December, 2023.

Raul G Garcia

Miriam T Cortes

State of Tennessee)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, **Raul G Garcia and wife, Miriam T Cortes** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 27 day of December, 2023.

Notary Public
My commission expires: 3/3/25

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

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

Notary Public
My commission expires: 3/3/25

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 12/27/23 (date of document).

Regina Sullo
Affiant Signature

December 28-2023
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 28th day of December, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

SHARON FERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026