Karen Johnson Davidson County
Batch # 1090980 DEEDQC
01/12/2024 09:49:14 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240112-0002693

(Notary Stamp)	STATE OF TN COUNTY OF Sumner The actual consideration or value for this transfer is $0. Affiant Subscribed and sworn to before me, this 10 day of Jan, 2024. Notary Public My commission expires: 4/23/2025

Crystal Johnson
State of Tennessee Notary Public
Sumner County

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
174 Saundersville Rd. Ste. 102, Hendersonville, TN 37075

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Miguel Garcia	New Owner	07605012500
1605 Hidden Hill Dr.		
Hermitage, TN 37076		

FOR AND IN CONSIDERATION of TEN AND 00/100 DOLLARS ($***10.00), the receipt of which is hereby acknowledged, we, **Adrian Garcia, married** (hereinafter the "Grantor"), hereby quitclaim and convey to **Miguel Garcia** (hereinafter the "Grantee") their heirs and assigns, any and all right, title and interest that we have in and to the following real property located in **Davidson** County, Tennessee, being further described as follows, to wit:

Land Located in Davidson County, Tennessee, being all of Lot No. 131 on the Plan of Hidden Hill, of record in Plat Book 4860, Page 43, Register's Office for Davidson County, Tennessee, to which plan references is hereby made for a complete and accurate description.

Being the same property conveyed to Adrian Garcia, married, by Warranty deed from Heather Ham McSweeney and Nathan McSweeney, wife and husband, of record in Instrument No. 20150128-0007854, Register's Office for Davidson County, Tennessee, dated 01/22/2015 and recorded on 01/28/2015.

BEING also known as **4831 Shadowlawn Drive, Hermitage, TN 37076.**

This conveyance of the property is made expressly subject to all limitations, restrictions and encumbrances as may affect the property.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument has been prepared based solely upon information provided by the parties herein, and unverified by the preparer. This instrument has been prepared without the benefit of a title search and no warranties or representations are made by the Grantor nor the preparer of this document in any manner whatsoever.

IN WITNESS WHEROF I have hereunto set my hand this 10 day of January, 2024.

Adrian Garcia

Adrian Garcia

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Adrian Garcia**, with whom I am personally acquainted (or who proved to me identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 10 day of January, 2024.

Notary Public
My Commission Expires: 3.23.27

