Karen Johnson
Batch # 1090984
01/12/2024 09:55:14 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240112-0002701

(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
Jaime Flores and Maria B. Flores and Miguel Garcia	**New Owner**	**075-08-0-118.00**
1665 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, **Jaime Flores and Maria B. Flores, husband and wife** (hereinafter the "Grantor"), hereby quitclaim and convey to **Jaime Flores and Maria B. Flores, husband and wife, and 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 in Davidson County, Tennessee, being Lot No. 475, on the plan of SECTION EIGHT, TULIP GROVE, of record in Plat Book 4660, Page 56, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Jaime Flores and Maria B. Flores, husband and wife, by Warranty deed from Thomas P. Clemmons, a single man, of record in Instrument Number 20190905-0089867, Register's Office for Davidson County, Tennessee, dated 08/30/2019 and recorded on 09/05/2019.

BEING also known as **667 & 669 Frankfort 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

Jaime Flores
Jaime Flores

Maria B. Flores
Maria B. Flores

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Jaime Flores and Maria B. Flores**, 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

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County