Karen Johnson Davidson County
Batch# 1105071 DEEDQC
02/27/2024 02:46:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240227-0013372

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Wagner D. Serrano Garcia, a married man,** ("Grantor"), hereby sells, remises, releases, conveys, and quit claims unto **Wagner D. Serrano Garcia, a married man, and Iris M. Garcia Garcia, an unmarried woman, as tenants in common** (Grantee), all of his rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 87 on the plan of Grizzard Manor Section 4, as shown by plat of record in Plat Book 4675, Page 156, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Wagner D. Serrano Garcia, an unmarried man, from Kenneth L. Midgett and Mary J. Midgett, Husband and Wife, by Warranty Deed dated February 21, 2017 of record at Instrument Number 20170314-0025122 in the Register's Office for Davidson County, Tennessee. *Grantor warrants that this property is not their primary residence, and that said property has been used for investment purposes only and was never used as a marital residence.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

IN TESTIMONY WHEREOF I/we have executed this instrument the 26th day of **February, 2024.**

Wagner D. Serrano Garcia

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Wagner D. Serrano Garcia**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 26 day of **February, 2024.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/7/2026

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 26 day of **February, 2024.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/7/2026

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

PROPERTY ADDRESS:	**1951 Graceland Dr., Goodlettsville, TN 37072**
TAX PARCEL NO.:	**007 14 0 014.00**
PROPERTY OWNER:	**Wagner D. Serrano Garcia and Iris M. Garcia Garcia**
OWNER'S ADDRESS:	**1951 Graceland Dr., Goodlettsville, TN 37072**
MAIL TAX BILLS TO:	**Wagner D. Serrano Garcia and Iris M. Garcia Garcia**
	1951 Graceland Dr., Goodlettsville, TN 37072

Certificate of Authenticity

I, Holly A. Mason, 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 February 26, 2024.

Affiant Signature

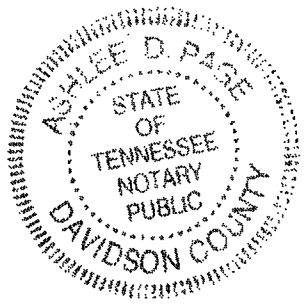
2/27/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 27 day of February, 2024.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026