Name and Address of New Owner:

Osmar Enrique Garcia Islas
2368 Antioch Pike
Antioch, TN 37013

Karen Johnson Davidson County
Batch# 1141510 DEEDQC
06/03/2024 10:42:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240603-0040918

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 148-16-O-109.00

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, **Edith Islas** "the Grantor," convey and quitclaim unto **Osmar Enrique Garcia Islas,** "the Grantees," all their interest in the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Lot No. 2, on the Plan of Hugh Hicks Subdivision, as shown on book 8250, page 945, in the Register's office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said lot.

This being the same property conveyed to Idith Islas by Warranty Deed from Maria Adriana Arredondo Lopez, married, dated October 30, 2020, of record in Instrument No. 20201103-0128707, Register's Office of Davidson County, Tennessee.

This is improved property known as 2368 Antioch Pike, Antioch TN 37013

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 GRANTEES, 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 28 day of May, 2024.

_____ (SEAL)
Edith Islas

STATE OF TENNESSEE
COUNTY OF Davidson

On this 28 day of May, 2024, before me personally appeared **Edith Islas**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28 day of May, 2024.

_____
Notary Signature
My commission expires:

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

AFFIDAVIT OF VALUE

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

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn to and subscribed before me this 28 day of May, 2024.

_____
Notary Signature
My commission expires:

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 5.28.24 (date of document).

Affiant Signature

5.28.24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28 day of May, 2024

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

