Prepared by:
Juan M. Garcia
2400 Fairbrook Drive
Nashville, Tennessee 37214

After Recording Return To:
Juan M. Garcia and Lorena Garcia
2400 Fairbrook Drive
Nashville, Tennessee 37214

Karen Johnson Davidson County
Batch # 1151141 DEEDQC
06/26/2024 01:03:39 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240626-0047943

TAX PARCEL ID #: 073 07 0 049.00

QUIT CLAIM DEED

BE IT KNOWN BY ALL, that Mr. Juan M. Garcia ("Grantor") , **whose address** is 2400 Fairbrook Drive, Nashville, Tennessee 37214, hereby ***REMISES, RELEASES AND FOREVER QUITCLAIMS*** **TO** Mr. Juan M. Garcia ("Grantee") and Mrs. Lorena Garcia ("Grantee") , a married couple, **whose address is** 2400 Fairbrook Drive, Nashville, Tennessee 37214, all right, title, interest and claim to the following real estate property located at 2400 Fairbrook Drive in the City/Township of Nashville, located in County of Davidson and State of Tennessee and ZIP code of 37214, to-wit:

Property having Lot No. 420, with the Section No. Six, and having the following description: Being Lot No. 420, on the Plan of Section Six, Sunset View, as shown by Plat and survey of record in Plat Book 2900, page 54 & 55, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a complete and accurate description of said lot.

Deed Book 000103555-0000282

FOR VALUABLE CONSIDERATION, in the amount of $10.00 dollars, given in hand, and for other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged.

BE IT FURTHER KNOWN, that this transfer shall be effective as of 06/25/2024, and that the Grantor makes no promises as to ownership of title to the above-referenced Property, but simply agrees to transfer whatever interest the Grantor has in it to the Grantee(s).

TO HAVE AND TO HOLD all of the Grantor's right, title and interest in and to the above described Property is hereby transferred unto the Grantee(s), Grantee's heirs, administrators, executors, successors and/or assigns forever, so that neither Grantor nor Grantor's heirs,

administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

Juan M. Garcia
(Grantor's or Authorized Representative's Signature)
Juan M. Garcia

Juan M. Garcia
(Grantee's or Authorized Representative's Signature)
Juan M. Garcia

Lorena Garcia
(Grantee's or Authorized Representative's Signature)
Lorena Garcia

Signed in our presence:

Laura Wrigley
(Witness #1 Signature)

Peggy Wrigley
(Witness #2 Signature)

Laura Wrigley
(FIRST WITNESS NAME TYPED)

Peggy Wrigley
(SECOND WITNESS NAME TYPED)

Grantee's Address:

Mr. Juan M. Garcia and Mrs. Lorena Garcia
2400 Fairbrook Drive
Nashville, Tennessee 37214

Grantor's Address:

Mr. Juan M. Garcia
2400 Fairbrook Drive
Nashville, Tennessee 37214

Mail Subsequent Tax Bills to:

Mr. Juan M. Garcia and Mrs. Lorena Garcia
2400 Fairbrook Drive
Nashville, Tennessee 37214

STATE OF TENNESSEE)
) SS.
COUNTY OF DAVIDSON)

The foregoing Quit Claim Deed was acknowledged before me on June 25, 2024 by Mr. Juan M. Garcia, who is personally known to me or who has produced a valid driver's license and/or passport as identification, and such individual(s) having executed aforementioned instrument of his/her/their free and voluntary act and deed.

IN WITNESS THEREOF, to this Quit Claim Deed, I set my hand and seal.

Signed, sealed, and delivered in the presence of:

Joseph M. Wrigley
(Signature of Notary)

June 25, 2024
(Date of Notary)

JOSEPH M. WRIGLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2027

May 3, 2027
(My Commission Expires:)

Nashville, Davidson, Tennessee
(City, County, State)