Karen Johnson Davidson County
Batch# 1190916 DEEDQC
10/08/2024 08:02:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20241008-0077921

****This Quitclaim Deed was prepared from information furnished from the Grantor without the benefit of a title search****

PREPARED BY:
Sidwell, Barrett, Gore & Reynolds, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration for this transfer is **$0.00.**

ELKINGHAM GORE III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

AFFIANT

Subscribed and sworn to before me this 4th day of October, 2024.

NOTARY PUBLIC

My Commission Expires: 4/11/27

ADDRESS OF NEW OWNER:
Oscar M. Calderon Garcia and
Maricela Garcia
312 Oriel Avenue
Nashville, TN 37210

SEND TAX BILLS TO:
SAME

Map/Parcel:
119 01 0 308.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **Oscar M. Calderon Garcia, married**, hereinafter called the Grantor, hereby remises, releases and quitclaims unto **Maricela Garcia, unmarried**, hereinafter called the Grantee, a seventy percent (70%) interest as a tenant in common to the real property in the State of Tennessee more particularly described on **Exhibit "A"** attached hereto and incorporated herein by reference.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

WITNESS our hands this 4th day of October, 2024.

GRANTOR(s):

Oscar M. Calderon Garcia

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Oscar M. Calderon Garcia, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 4th day of October 2024.

My Commission Expires: 4/1/27

Notary Public

KIRKHAM GORE II
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT "A"

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being all of Lot No. 102, on the Plan of Map of Overhill City and W.H. Fox Subdivision of Blocks No. 14, 15, 16, 20, 21, 29 and 30, Cumberland Nurseries Subdivision, of record in Plat Book 332, Page 21, Register's Office for Davidson, County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Oscar M. Calderon Garcia, married, by Warranty Deed from Charles S. Bruce and Mayda Alexandra D'Llachieza, husband and wife, dated June 30, 2017, of record in Instrument Number 20170630-0066294, in the Register's Office for Davidson County, Tennessee.

This is improved real property commonly known as **312 Oriel Avenue, Nashville, TN 37210**.

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 4th day of October, 2024.

K. Thomas Sidwell
Date: 10/4/24

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 4th day of October, 2024.

Kimberly D Hicks
Notary Public
My Commission Expires: 1-21-26

