Karen Johnson Davidson County
Batch# 1205040 DEEDQC
11/13/2024 02:45:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241113-0088439

Prepared by:
The Law Office of Jami K. Averwater
836 N. Thompson Lane Ste 2B
Murfreesboro, TN 37129

ORA KELLER NYHUS
TENNESSEE NOTARY PUBLIC
My Comm Exp 08/19/2028
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and Sworn before me this 15 day of November, 2024.

Notary Public
My commission expires: 8-19-2028

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Ricardo Garcia and Tatiane Pereira Carter 4951 Bull Run Road Ashland City, TN 37015	New Owner	046 00 0 082.00

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof are hereby acknowledged, Armando Garcia married man and Ricardo Garcia unmarried man, hereinafter the Grantor(s), by these presents, does hereby quitclaim and convey unto Ricardo Garcia and Tatiane Pereira Carter hereinafter the Grantees, all the right, title and interest in and to the following real property, located in Davidson County, Tennessee, to-wit:

TRACT I:

A small parcel of land in the 13th Civil District of Davidson County, Tennessee, described as follows: BEGINNING at a point in the westerly margin of Bull Run Road, said point being the southeasterly corner of the 3.02 acre tract conveyed by Larry Crutcher and wife, Annie L. Crutcher, to Larry W. Crutcher and wife, Barbara Crutcher, of record in Book 4397, page 838, Registers Office for said County; thence along the westerly margin of Bull Run Road in a southeasterly direction for a distance of 75 feet to a point; thence in a northwesterly direction of 75 feet, more or less, to a point in the southerly line of said 3.02 acre tract which said point is 20 feet westerly from the westerly margin of Bull Run Road; thence North 52 deg. 40' East along the southerly line of said 3.02 acre tract 20 feet to the westerly margin of Bull Run Road, the point of beginning.

TRACT II:

A tract of land in the 13th, formerly the 25th, Civil District of Davidson County, Tennessee. Being a part of a Tract belonging to Larry Crutcher and wife, Annie L Crutcher as of Record in Book 3428, page 521, Registers Office of Davidson County, Tennessee.

BEGINNING at a point in the west line of Bull Run Road this point being the North East corner of parcel 64 on map 46 of Davidson County, Tennessee. Thence along the west line of Bull Run Road in a southeasterly direction for a distance of 300.00 feet to a point, thence, South 52 deg. 40' West for a distance of 590.15 feet to a point, thence North 05 deg. 00' East for a distance of 380.00 feet to a point, thence North 51 deg. 00' East for a distance of 222.55 feet to the point of beginning.

Being the same real property conveyed from Rubin Lublin TN PLCC to the Bank of New York Mellon as Trustee for CWABS, Inc. asset backed certificates, Series 2007-2 by that certain Substitute Trustee's Deed recorded on 1/26/2021, in instrument reference 20210126-0011495.

Being the same real property conveyed from The Bank of New York Mellon as Trustee for CWABS, Inc. asset backed certificates Series 2007-2 by Special Warranty Deed to Ricardo Garcia an unmarried man and Armando Garcia a married man as joint tenants with right of survivorship recorded in the Register's office for Davidson County Batch# 624468 on April 28, 2021.

This property is improved property known as 4951 Bull Run Road, Ashland City, Tn 37015

GRANTORS, 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.

Witness my hand this 8th day of November, 2024.

Armando Garcia

Witness my hand this 12th day of November, 2024.

Ricardo Garcia

STATE OF TENNESSEE
COUNTY OF

On this 12th day of November, 2024, before me personally appeared Ricardo Garcia, 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 12 day of November, 2024.

Notary Signature
My commission expires:

ORA KELLER NYHUS
TENNESSEE NOTARY PUBLIC
My Comm Exp 08/19/2028
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF

On this 8th day of November, 2024, before me personally appeared Armando Garcia, 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 8th day of November, 2024.

Notary Signature
My commission expires: 11/22/2025

MERISSA L. LEAVER
TENNESSEE NOTARY PUBLIC
My Comm Exp 11/22/2025
COUNTY OF RUTHERFORD

Tennessee Certification of Electronic Document

I, **Jami K. Averwater**, 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 **11/08/2024** (date of document).

Jami K. Averwater

Affiant Signature

11/13/2024

Date

State of **Tennessee**

County of **Rutherford**

Sworn to and subscribed before me this **13th** day of **November**, 2024.

K Camp

Notary's Signature

MY COMMISSION EXPIRES: 11-28-2026

SEAL

