QUITCLAIM DEED

FROM:
DANIEL M. SEANEZ

TO:
ADELA MATA GARCIA

Karen Johnson Davidson County
Batch# 1236308 DEEDQC
02/11/2025 01:15:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250211-0010401

New Owner & Address	Taxable Party	Map-Parcel Numbers
Adela Mata Garcia 4720 Billingsgate Road Antioch, Tennessee 37013	SAME	149 01 0B 079.00

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS:
None because it is a gratuitous transfer.

Daniel M Seanez
DANIEL M. SEANEZ

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7th DAY OF February, 2025.

Geraldine Dismuke
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/4/27.

(AFFIX SEAL)

GERALDINE DISMUKE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 10/04/27

This Instrument Prepared By:

LAWRENCE J. KAMM
Rogers, Shea, & Spanos
The Wind in the Willows Mansion
2205 State Street
Nashville, TN 37203
(615) 320-0600

For and in consideration of her love and affection I, **DANIEL M. SEANEZ**, do hereby Quitclaim to my mother, **ADELA MATA GARCIA**, any and all right, title, and/or interest I may have in and to the following real property:

LEGAL DESCRIPTION:

Land in Davidson County, Tennessee, being Lot No. 260 on the Plan of Piccadilly Square, Phase III, of record in Plat Book 6250, Pages 892-894 and amended in Book 8001, Page 278, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

This conveyance is subject to (1) Taxes (2) All restrictions of record (3) All easements of record (4) All visible easements (5) All matters appearing on the plan of record (6) All applicable Governmental and Zoning regulations and (7) All indebtedness on the real property as recorded in the Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Daniel M. Seanez, by Quitclaim Deed from the Hector M. Seanez Mata, of record in Instrument No. 20190620-0059547, Register's Office for Davidson County, Tennessee.

This is improved real property, known as: 4720 Billingsgate Road, Antioch, TN 37013.

Grantor and Grantees acknowledge that this Quitclaim Deed was prepared from the information furnished by the prior Deed of record in the Register's Office for Davidson County, Tennessee. No title examination has been made and the law firm of Rogers, Shea & Spanos shall have no liability for the status of the title to the property or the accuracy of such information.

IN WITNESS WHEREOF I have hereunto set my hand on this 07 day of February, 2025.

DANIEL M. SEANEZ

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

Personally appeared before me, Geraldine Dismuke, a Notary Public in and for said County and State, the within named DANIEL M. SEANEZ, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledge that he executed the within instrument for the purpose therein contained.

Witness my hand at Nashville, Davidson County, Tennessee, on this 14 day of February, 2025.

Geraldine Dismuke
NOTARY PUBLIC

GERALDINE DISMUKE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 10/04/27

My Commission Expires: 10/4/27
DATE

Certificate of Authenticity

I, Lawrence J. Kamm, 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 2/11/2025.

Date

Lawrence J. Kamm No. 025950

Affiant Signature

2/11/2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11th day of February, 2025.

Helen S Rogers

Notary's Signature

My Commission Expires: 9-5-28

Notary's Seal (if on paper)

HELEN S. ROGERS
Date
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-5-2028