Karen Johnson
Batch # 1258245
04/14/2025 08 12 10 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250414-0027641

QUITCLAIM DEED

NO TRANSFER TAX IS DUE ON THIS CONVEYANCE PURSUANT TO TENN. CODE ANN § 67-4-409(a)(3)(A) AND NO OATH OF VALUE IS REQUIRED PURSUANT TO TENN. CODE ANN. § 67-4-409(a)(5)

THIS INSTRUMENT PREPARED BY
Shannon L. Crutcher, Esq
Beal | Crutcher
1600 Westgate Circle, Suite 275
Brentwood, Tennessee 37027

NAME & ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Wuilian Aguila Garcia 442 Kinsey Boulevard Madison TN 37115	Same	52-3-22.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and in accordance with the terms and conditions of the Final Decree of Divorce and Marital Dissolution Agreement, in that certain case styled Wuilian Aguia Garcia v. Angelica Estafania Ruiz, Circuit Court for Davidson County, Tennessee, Docket No. 24D953, **Angelica Estafania Ruiz**, ("Grantor") by these presents does hereby convey, transfer, remise, release, relinquish and forever quitclaim unto **Wuilian Aguila Garcia** ("Grantee"), his heirs and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land lying in Davidson County, Tennessee, and being more particularly described as follows:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO 23 ON THE PLAN OF EAST MADISON ADDITION, NOT OF RECORD BUT DESCRIBED ACCORDING TO A SURVEY BY R L. MONTOYA, SURVEYOR, NO. 697, AS FOLLOWS

BEGINNING AT A POINT IN THE WESTERLY MARGIN OF KINSEY BOULEVARD, SAID POINT BEING 705 FEET, MORE OR LESS, NORTHEAST OF THE PROPERTY OF PAUL S. BELL AND 250 FEET, MORE OR LESS, NORTHEAST FROM WARD ROAD (OPPOSITE OF STREET); THENCE NORTH 82 DEG. 08 MIN. 11 SEC. WEST 150 FEET TO A POINT; THENCE NORTH 7 DEG. 39 MIN 11 SEC. EAST 50.0 FEET TO A POINT; THENCE SOUTH 82 DEG. 08 MIN 11 SEC. EAST 139.64 FEET TO A POINT IN THE WESTERLY MARGIN OF KINSEY BOULEVARD; THENCE WITH SAID MARGIN OF SAID BOULEVARD, SOUTH 3 DEG 39 MIN 14 SEC. EAST 50.0 FEET TO THE POINT OF BEGINNING

BEING THE SAME PROPERTY CONVEYED TO WUILIAN AGUILA GARCIA BY WARRANTY DEED FROM SHALLA M. GIBSON AND HUSBAND, ALTON GIBSON, RECORDED ON AUGUST 9, 2005, IN INSTRUMENT NO. 20050809-0094330, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

Said property is conveyed subject to the restrictions of record and agreements of the parties, their successors and assigns, and other such limitations, restrictions, and encumbrances as may affect the premises.

The above-described property is improved property known as 442 Kinsey Boulevard, Madison, Tennessee 37115.

The above description is the same as in the previous deed of record.

WITNESS my hand this 24 day of September, 2024.

ARuiz

Angelica Estafania Ruiz

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public for said County and State, **Angelica Estafania Ruiz,** who proved to me on the basis of satisfactory evidence and who acknowledged that she executed the foregoing instrument for the purposes therein contained and as and for her free act and deed.

WITNESSETH MY HAND AND SEAL at Brentwood, Tennessee, this the 24 day of September, 2024.

NOTARY PUBLIC

My Commission Expires: 11/28/27

ASHLYNN HENGEMIHLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS DEED WAS PREPARED without the benefit of a survey or title search using information provided by the parties and the preparer makes no representation as to the status of the title of the property herein conveyed.