Karen Johnson Davidson County
Batch # 1324549 DEEDQC
09/22/2025 09:28:57 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250922-0075411

QUIT CLAIM DEED

State of Tennessee, County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $00,000.00. (Conveyance ~~between~~ family.)

Affiant (Grantee or Grantee's Agent)

SUBSCRIBED AND SWORN BEFORE ME THIS 18 day of September, 2025.

Notary Public

My commission expires 5/9/2026

KARINA GARCIA STATE OF TENNESSEE NOTARY PUBLIC (SEAL) DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026

THIS INSTRUMENT WAS PREPARED BY
John C. Leggett , PC P.O. Box 275, Calhoun, GA 30703 TN Bar No. 031856 NO OPINION / NO TITLE SEARCH

Mail to Grantees	Send tax bills to	Map/Parcel ID No. 52-08-79.00
Luis Montejo-Perez and Maria Fuentes Mojena @ 1191 Sioux Terrace, Madison, TN 37115	Luis Montejo-Perez and Maria Fuentes Mojena @ 1191 Sioux Terrace, Madison, TN 37115	

THIS INDENTURE, made the 18 day of September in the year 2025, between **YAMILET MONTEJO-FUENTES**, as party of the first part, hereinafter called GRANTOR, and **LUIS MONTEJO-PEREZ and wife MARIA FUENTES MOJENA**, as parties of the second part, hereinafter called GRANTEE (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: GRANTOR, for and in consideration of ten dollars ($10.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said grantee:

IN DAVIDSON COUNTY, TENNESSEE:

Lot 179 on the Plan of Sequioa Valley, Section 4, as shown by plat of record in Plat Book 5200, page 215 in the Register's Office of Davidson County, Tennessee, which plat by reference is incorporated herein for a more complete description of the lands herein conveyed.

And the improvements thereon known as 1191 Sioux Terrace, Madison, TN 37115.

Subject to any and all governmental zoning and subdivision ordinances or regulations is effect thereon.

Being the same interest in these lands conveyed to Grantor from Eliseo Garcia and wife Iris Garcia and Efrain Garcia by Warranty Deed dated January 9, 1998, and of record in Deed Book 10756, Page 652 in the Register's Office of Davidson County, Tennessee. .The marital interest of Rene Garcia-Perez having expired on his death on April 3, 2025.

IN WITNESS WHEREOF, GRANTOR has signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered in the presence of:

YAMILET MONTEJO-FUENTES, Grantor

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named YAMILET MONTEJO-FUENTES with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within document for the purposes therein contained.

WITNESS my hand and seal this 18 day of September, 2025.

SEAL

KARINA GARCIA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Notary Public
My Commission Expires: 5/9/2026