This Instrument Prepared By and Return To:
Four Star Title, LLC
2500 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 1346419 DEEDQC
11/14/2025 02:03:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251114-0091046

QUITCLAIM DEED

NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL**
Jose Roberto Tapia-Tovar 1223 London Bridge Rd Madison, TN 37115	Same As New Owner	43-16-90

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged, **Miguel Tapia-Tovar, a married man,** hereinafter called the GRANTOR(S), does hereby quitclaim and convey unto **Jose Roberto Tapia-Tovar, a married man**, hereinafter called the GRANTEE, all right, title and interest, they have in the property listed below:

Being part of Lot No. 39, in the Kingway Green Subdivision, in a plat of which is of record in Book 3842, Page 227, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Included by Excluded from this conveyance is that portion of the premises conveyed to State of Tennessee, for the use and benefit of the Department of Highways, by deed from Kingsway Greens of America, Incorporated, of record in Book 4371, Page 590, said Register's Office.

Being the same property conveyed to Miguel Tapia-Tovar from Brenda Cameron by Warranty Deed dated July 31st, 2019, and recorded August 5th, 2019, in Instrument Number 20190805-0077035, in the Register's Office of Davidson County, Tennessee.

Also conveyed herein is a 2002 mobile home, Model LEG, Body HS, VIN Number HL62175AL.

Subject to all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to the Restrictive Covenant, Condition, or Restrictions of record in Book 4270, Page 421, Book 4280, Page 68, recorded in the Register's Office of Davidson County Register of Deeds.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 3842, Page 227, Register's Office for Davidson County, Tennessee.

   This is an improved property located at **1223 London Bridge Road, Madison TN 37115.**

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

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunder set his/her hand(s) this 30 day of October 2025.

Miguel Tapia

Miguel Tapia-Tovar

STATE OF Tennessee
COUNTY OF Wilson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **Miguel Tapia-Tovar,** whom I am personally acquainted and to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their free act and deed.

WITNESS my hand and official, this 30th day of October 2025.

Notary Signature

My commission expires: 1/28/26

KIRK HUNNICUTT
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

IN WITNESS WHEREOF, the GRANTOR has hereunder set his/her hand(s) this 30 day of October 2025.

Jose Roberto Tapia
Jose Roberto Tapia-Tovar

STATE OF Tennessee
COUNTY OF Wilson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **Jose Roberto Tapia-Tovar**, whom I am personally acquainted and to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their free act and deed.

WITNESS my hand and official, this 30 day of October 2025.

Notary Signature

My commission expires: 1/28/26

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration for this transfer is $0.00.

Tonya Thomas
AFFIANT

Subscribed and sworn to before me, this 30th day of October 2025.

NOTARY PUBLIC

My Commission Expires: 1/28/26

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, TONYA THOMAS, 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 10/30/25 (date of document).

Tonya Thomas
Affiant Signature

10/30/25
Date

State of TENNESSEE

County of WILSON

Sworn to and subscribed before me this 30 day of OCTOBER, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 1/28/26

NOTARY'S SEAL

