Karen Johnson Davidson County
Batch# 1485243 DEEDQC
10/16/2026 10:17:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20261016-0095036

This instrument prepared by:
Luminary Title Group LLC
1164 Nashville Pike
Gallatin, TN 37066
26-26941

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND LUMINARY TITLE GROUP LLC SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL. ***ATTN: THIS TRANSFER COULD AFFECT THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.***

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Gustavo Jimenez Garcia	(NAME) SAME AS NEW OWNER	162-07-0-175.00
(STREET ADDRESS) 312 Jeri Court		
(CITY) (STATE) (ZIP) Antioch, TN 37013	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **Estefania Garcia Segura,** Grantor, does hereby quitclaim and convey unto Gustavo Jimenez Garcia, a married man, the Grantee herein, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Whittemore Valley, Section One, of record in Plat Book 6250, Page 39, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Estefania Garcia-Segura and Gustavo Jimenez-Garcia, by Warranty Deed from Jeni M. Turcious, married, dated October 14, 2005, and recorded on October 20, 2005, of record in Instrument No. 20051020-0126403, Register's Office for Davidson County, Tennessee.

The property is commonly known as:312 Jeri Ct, Antioch, TN 37013-4015

This CONVEYANCE is made subject to any and all plats, easements, restrictions, and other matters of record.

Witness my hand this 15th day of OCT, 2026.

Estefania Garcia Segura

Estefania Garcia Segura

STATE OF TENNESSEE
COUNTY OF Davidson

On this 15th day of OCT, 2026, before me personally appeared Estefania Garcia Segura to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal this 15th day of OCT, 2026.

Notary Public

11/2/26
My Commission Expires:

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 15th day of Oct., 2026.

Affiant

My commission expires: 11/2/24
(Affix Seal)

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 **10/15/26** (date of document).

Affiant Signature

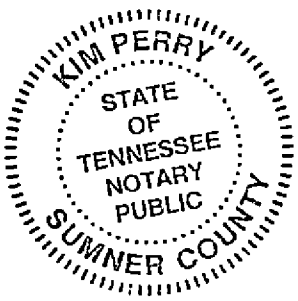
10/15/26

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me by Trudy Milliken on this **15th** day of **October**, 20**26**.



Notary's Signature

MY COMMISSION EXPIRES: 1/30/29