Davidson County DEEDQC
Recvd: 02/29/08 08:36 3 pgs
Fees:17.00 Taxes:0.00
20080229-0019898

QUITCLAIM DEED OF GIFT

Address of new owner:
Hilda C.Villatoro
2229 Grandview Avenue
Nashville TN 37211

Send tax bills to:
Owner

Map-Parcel Number:
118-4-190

This instrument prepared from information furnished by the parties by:
John C. Morgan, 41 Culpeper Street, Warrenton, VA 20186

THIS QUITCLAIM DEED of GIFT made and entered into this 31 day of January, 2008, by and between SAYURI M. GARCIA, as Grantor, and HILDA C. VILLATORO, unmarried, as Grantee, whose address is 2229 Grandview Avenue, Nashville, Tennessee 37211.

W I T N E S S E T H:

NOW, THEREFORE, in consideration of the love and affection of the parties, one to another, and other good and valuable consideration, the sufficiency and receipt of which are hereby acknowledged, the Grantor does hereby grant, quitclaim and convey ~~with General Warranty~~ unto the Grantee, Grantee's heirs and assigns, all of Grantor's right, title, and interest in and to all of the following described improved real estate in Davidson County, Tennessee, in fee simple, to-wit:

> **THAT certain land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Rosedale Subdivision of record in Book 547, page 45, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.**
>
> **Said part of said Lot fronts 50.3 feet on the westerly side of Grandview Avenue and runs back between parallel lines measuring 151 feet, more or less, on the north line and 159.2 feet, more or less, on the south line, to a dead line in the rear, said dead line being the east boundary of the property conveyed to James C. Dickens, *et ux*, by deed of record in Book 3506, page 181, in said Register's Office.**

AND BEING the same property that was conveyed to Sayuri M. Garcia, unmarried, by deed of record in instrument #20011101-0119676 in said Register's Office. And also being the same property re-conveyed to Sayuri M. Garcia, unmarried, along with the Grantee herein, as Grantees as joint tenants with right of survivorship, by deed of record in instrument #20050422-0045226, to which reference is hereby made.

~~TO HAVE AND TO HOLD the said land and premises, together with all rights, ways, appurtenances, and easements thereto belonging, or in any way belonging, or in any way appertaining unto the said Grantee and her successors in fee simple, forever.~~

The Grantor does hereby covenant that she is seized of the aforesaid land, and that the Grantee shall have quiet possession of the same, free from all encumbrances, except as aforesaid, and that the Grantor will execute such further assurances as may be deemed requisite, and that she has done no act to encumber the said property. This is improved property known as:

2229 Grandview Avenue, Nashville TN 37211

STATE OF TENNESSEE
COUNTY OF DAVIDSON:

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 11 day of January, 2008.

Notary Public

LAURA A. BIRUEGAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES 11-22-08

WITNESS the following signatures and seals:

SAYURI M. GARCIA

COMMONWEALTH OF VIRGINIA
COUNTY OF Fairfax, to-wit:

I, the undersigned Notary Public in and for the State and County aforesaid, do hereby certify that Sayuri M. Garcia, whose name is signed to the foregoing Quitclaim Deed dated this _____ day of January, 2008, has personally appeared me, and she has acknowledged the same by her signature before me.

My Comm. Exps 1/31 .2009 Notary Public

My commission expires: My Comm. Exps 1/31 2009
My Registration Number is: 369812

KARINA V. [illegible] COMMONWEALTH OF VIRGINIA NOTARY PUBLIC

State of Virginia
County of Fairfax

On this 31 day of 1 ,2008, I certify that this document is a true, exact, complete, and unaltered copy made by me and presented to me, by the document's custodian Sayuri M. Garcia and that to the best of my knowledge, that the photocopied document is not a publicly recorded document

Notary Public's Signature