Davidson County DEEDQC
Recvd: 04/10/08 10:12 2 pgs
Fees:13.00 Taxes:555.00
20080410-0036352

203

QUITCLAIM DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JUAN JARA **809 NESBITT LANE** **MADISON, TN 37115**	**SAME AS NEW OWNER**	**Map: 42-07** **Parcel: 37.00**

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
AMTITLE & ESCROW, LLC
515 RIVERGATE PARKWAY, SUITE #111
GOODLETTSVILLE, TN 37072

Prepared from Information furnished by The Grantees/Grantors herein, NO EXAMINATION OF THE PUBLIC RECORDS IN THE REGISTER'S OFFICE FOR THE AFORESAID COUNTY HAS BEEN MADE TO DETERMINE THE STATUS OF OWNERSHIP OR STATUS OF TITLE.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
----THE ACTUAL CONSIDERATION OR VALUE, WHICH EVER IS GREATER, FOR THIS TRANSFER IS **$ 150,000.00**

Teresa Ortega
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF **April, 2008.**

Doris Coley
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/21/09

DORIS COLEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged WE, **JULIO MOLINA AND WIFE, TERESA ORTEGA**, by these presents do hereby quitclaim our interest unto **JUAN JARA AND WIFE, MARIA MOLINA,** their successors and assigns, all their right, title and interest in and to the following described tract of land:

LAND in Davidson County, Tennessee, being Lot No. 81 on the Plan of Section Two, Bonnie Brae, of record in Book 2330, Page 123, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot

BEING the same property conveyed to Julio Molina and wife, Teresa Ortega by Warranty Deed dated March 31, 2006, from Joann Maynard Hindsley, married, of record by Instrument No. 20060405-0038713 in the Register's Office for Davidson County, Tennessee.

This is improved property known as: 809 Nesbitt Lane, Madison, TN 37115

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

Witness my hand this the 2nd day of **April, 2008.**

Julio Molina
JULIO MOLINA

Teresa Ortega
TERESA ORTEGA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 2nd day of **April, 2008**, before me personally appeared

JULIO MOLINA AND WIFE, TERESA ORTEGA

to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed. Witness my hand and official seal at Goodlettsville, Tennessee.

Doris Coley
Notary Public

My Commission Expires: 9/21/09

DORIS COLEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY