Davidson County DEEDQC
Recvd: 02/23/09 13:52 2 pgs
Fees:12.00 Taxes:0.00

20090223-0015615

THIS INSTRUMENT PREPARED BY:
THOMAS DERRYBERRY
D.P. CONSULTING SERVICES
P.O. BOX 100095
NASHVILLE, TENNESSEE 37224

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 1 dollar
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF Feb 2009
Deputy Register

# QUITCLAIM DEED

**ADDDRESS NEW OWNER(S):**

MADEL SOCORRO ARELLANO
522 RURAL HILL ROAD
NASHVILLE, TN. 372217

**SEND TAX BILLS TO:**
NEW OWNER

**EXHIBIT A - PROPERTY DESCRIPTION**
MAP AND PARCEL NO.: 105-01-113.00
LOT-43 BOOK-3600 PAGE-87
SUBDIVISION: EDGE O LAKE ESTATES
SEC 4 109X090XLR

BE KNOWN TO ALL MEN BY THESE PRESENT, THIS INDENTURE MADE THIS 9TH DAY OF JANUARY, YEAR OF 2009, THAT **ROLDOLFO PADILLA RAYO AS GRANTOR, AND MADEL SOCORRO ARELLANO, AS GRANTEE.** WITNESSETH: THAT THE GRANTOR, ON BEHALF OF HIMSELF OR HERSELF, HIS/HER HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS, REPRESENTATIVES AND ASSIGNS, FOR AND IN ***CONSIDERATION OF THE SUM OF ONE DOLLAR***, CASH IN HAND PAID AT OR BEFORE DELIVERY OF THIS DOCUMENT AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF ALL OF WHICH IS HEREBY ACKNOWLEDGED HAS BARGAINED AND SOLD AND BY THIS DOCUMENT AND DOES GRANT, BARGAIN, SELL, CONVEY, REMISE, HIMSELF OR HERSELF, HIS/HER HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS, REPRESENTATIVES AND ASSIGNS, ALL THE RIGHT, TITLE, INTEREST, CLAIM OR DEMAND WHICH THE GRANTOR MAY HAVE HAD IN AND TO THE FOLLOWING DESCRIBED PROPERTY TO BE THE *KNOW ADDRESS AS*: 522 RURAL HILL ROAD, NASHVILLE, TN. 37217

*DERIVATION CLAUSE*: BEING THE SAME PROPERTY CONVEYED TO RODOLPHO PADILLA BY WARRANTY DEED OF RECORD IN THE REGISTER'S OFFICE OF NASHVILLE & DAVIDSON COUNTY , TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF SAID LOT. INSTRUMENT # **20020703-0079913**

IN WITNESS THEREOF, the said GRANTOR has herewith set his hand and seal, the day and year first above written.

Rodolfo Padilla Rayo Madel Socorro Arellano Madel S.A. POA, GRANTOR

**SIGNATURE OF GRANTOR** **ROLDOLFO PADILLA RAYO by MADEL SOCORRO ARELLANO, AS POWER OF ATTORNEY**

STATE OF TENNESSEE AND COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared MADEL SOCORRO ARELLANO, AS POWER OF ATTORNEY FOR ROLDOLFO PADILLA RAYO with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that MADEL SOCORRO ARELLANO, executed the foregoing instrument for the purpose therein contained. Witness my hand and seal this 3 day of February, 2009.

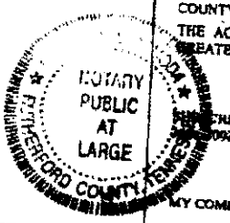
SEAL:

HOLLY DERRYBERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 21 2009

Notary Public

My commission expires: 3/21/09

POWER OF ATTORNEY [redacted]




STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 108,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of June, 2002.

Notary Public

MY COMMISSION EXPIRES: 05/15/04

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
David W. Kious, Attorney, 2637 Murfreesboro Pike, Nashville, TN 37217

**WARRANTY DEED**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Rodolpho Padilla | Fidelity Home Mortgage Corp | Map: 105-01-113.00 |
| (NAME) | (NAME) | |
| 522 Rural Hill Road | 108 W Timonium Rd, Ste 202 | Parcel: |
| (ADDRESS) | (ADDRESS) | |
| Nashville TN 37217 | Timonium, MD. 21093 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, DOROTHY MAE BOLLINGER, UNMARRIED hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto RODOLPHO PADILLA, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 43, Edge-O-Lake Estates, Section 4, as shown by plat appearing of record in Plat Book 3600, page 87, of the Register's Office of County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Meredith A. Bollinger and wife, Dorothy Mae Bollinger by Warranty Deed of record in Book 4065, page 121, Register's Office for Davidson County, Tennessee. The said Meredith A. Bollenger having since died.

Restrictive Covenants, Easements and Additional Exceptions:

Restrictive Covenants of record in Book 3836, page 23; and, any and all matters as shown on plat of record in Plat Book 3600, page 87; all of the Register's Office for Davidson County, Tennessee.

Unimproved ( x )
This is improved ( ) property, known as

522 Rural Hill Road, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and Grantors covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

Witness our hands this 27th day of June, 2002.

Dorothy Mae Bollinger

Dorothy Mae Bollinger

Davidson County RECORDED
Record: 07/03/02 08:22 2pgs
Fees:13.00 Taxes:481.00
[redacted]
0079913

Exhibit A