QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF July, 2010.

Notary Public

MY COMMISSION EXPIRES: 3/7/13

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FELIPE ROMERO-ZUNIGA	FELIPE ROMERO-ZUNIGA	
(NAME)	(NAME)	
1713 Underwood Street	1713 Underwood Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville, TN 37208	81-15-303.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, KARL MEYER, UNMARRIED HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO FELIPE ROMERO-ZUNIGA AND ENRIQUE ROMERO-GARCIA, TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT, TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 40 IN MANLOVE HEIRS PLAN AS APPEARS OF RECORD IN BOOK NO. 21, PAGE 129, OF THE REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 40 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF UNDERWOOD STREET AND RUNS BACK BETWEEN PARALLEL LINES 171.4 FEET ON THE EAST LINE AND 172.9 FEET ON THE WEST LINE TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO KARL MEYER, UNMARRIED BY WARRANTY DEED FROM RONALD GILMORE, RECORDED ON THE 5TH DAY OF NOVEMBER, 2008 INSTRUMENT NO. 20081105-0110205 REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING RESTRICTIONS AND EASEMENTS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 21, PAGE 129, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

unimproved ( )

This is improved (X) property, known as 1713 Underwood Street, Nashville, Tennessee 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

BILL GARRETT, Davidson County
Trans:T20100041292 DEEDQC
Recvd: 07/06/10 14:01 2 pgs
Fees:12.00 Taxes:0.00

20100706-0052818

Witness my/our hand(s) this 6TH day of July, 2010.

Karl Meyer

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Karl Meyer , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of July, 2010.

Notary Public

My Commission Expires: 3-7-2011

STEPHANIE M. DUNCAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212