This instrument prepared by:
Stephanie Messer, esq.
P.O. Box 40702
Nashville, Tennessee 37204

Map and Parcel No.: 60-12-129

QUITCLAIM DEED

For and in consideration of Ten Dollars and No/100 ($10.00), cash in hand, and other good and valuable consideration, the receipt of which is hereby acknowledged, and purpose therefore is settlement ~~in an action for divorce~~ and for the express purpose of creating a fee simple, I, Victor Arita, by these presents, do hereby quitclaim and convey unto Silvia Del Carmen Perez, all my right, title and interest of every kind and description in the hereinbelow described lot, piece or parcel of land, situate, lying and being in the county of Davidson, State of Tennessee, described as follows:

Being the westerly 100 feet of Lot No. 13 on the map of W.H. Dodd's suburban Home Tract, as of record in Book 161, Page 16, Register's Office for said County.

Said westerly 100 feet of Lot. No. 13 fronts 100 feet on the southerly side of an unnamed street known as Hart Lane and extends back between parallel lines with the easterly margin of Capital View Avenue 340 feet to a dead line.

Being the same property conveyed to Silvia Del Carmen Perez, by deed of record in Instrument No. 20050808-0092973, said Register's Office. Conveyed to Victor Arita by Quitclaim Deed; Reference No. 20090218-0013726.

Grantee shall be liable for any and all taxes associated with said real property described hereinabove.

Grantor, Victor Arita, hereby conveys to Grantee, Silvia Del Carmen Perez, all interest he may have in the hereinabove described property in fee simple, without exception.

IN WITNESS HEREOF, I have executed the foregoing quitclaim deed on this the 18th day of August, 2011.

Victor Arita,

Victor Arita, Grantor

BILL GARRETT, Davidson County
Trans:T20110064976 DEEDQC
Recvd: 10/18/11 09:42 2 pgs
Fees:12.00 Taxes:0.00
20111018-0080835

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said county and State, Victor Arita, the within named grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 11 day of August, 2011.

NOTARY PUBLIC
My Commission Expires: My Commission Expires March 10, 2012

MARTHA L. SALAZAR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Grantor's Address:

Victor Arita
108 Hart Lane
Nashville, Tennessee 37207

Grantee's Address:
Send Tax Bills to:
Silvia Del Carmen Perez
108 Hart Lane
Nashville, Tennessee 37207

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 0
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 18 DAY OF OCT 20 11
Deputy Register