PREPARED BY:
Sergio Hurtado
100 Mcledon Ct
Antioch, TN 37086

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:
Pedro Hurtado
100 Mcledon Ct
Antioch, TN 37086

MAIL TAX STATEMENTS TO:
Pedro Hurtado
100 Mcledon Ct
Antioch, TN 37086

BILL GARRETT, Davidson County
Trans:T20110077979 DEEDQC
Recvd: 12/09/11 11:38 3 pgs
Fees:17.00 Taxes:0.00
20111209-0096184

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS QUITCLAIM DEED, made and entered into on the 30 day of November, 2011, between Sergio Hurtado, whose address is 100 Mcledon Ct, Antioch, Tennessee 37013 ("Grantor"), and Pedro Hurtado, whose address is 100 Mcledon Ct, Antioch, Tennessee 37086 ("Grantee").

FOR FULL CONSIDERATION, in the amount of $10.00, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby Remises, Releases, AND FOREVER Quitclaims to Grantee, the property located in Davidson County, Tennessee, described as:

SUBJECT TO all, if any, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

Grantor grants all of the Grantor's rights, title and interest in and to all of the above described property and premises to the Grantee, and to the Grantee's heirs and assigns forever in fee simple, so that neither Grantor nor Grantor's heirs legal representatives or assigns shall have, claim, or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax/Parcel ID Number: 162 03098.00

IN WITNESS WHEREOF the Grantor has executed this deed on the 30 day of November, 20 11.

11/30/11
Date

Sergio Hurtado, Grantor

State of TN
County of Rutherford

This instrument was acknowledged before me in Lavergne TN on the 30 day of November, 20 11 by Sergio Hurtado

Cindy M. Mingle
Notary Public

My Commission expires on 6/17/2013.

CINDY M. MINGLE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

IN WITNESS WHEREOF the Grantee has executed this deed on the 30 day of November, 20 11.

11/30/11
Date

Pedro Hurtado, Grantee

State of TN
County of Rutherford

This instrument was acknowledged before me in Lavergne TN on the 30 day of November, 20 11 by Pedro Hurtado

Cindy M. Mingle
Notary Public

My Commission expires on 6/17/2013.

CINDY M. MINGLE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

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 7th DAY OF DEC 20

Deputy Register

WARRANTY DEED

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires MAR. 27, 2005

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,000.00

Sergio Hurtado
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF August 2003.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
USATITLE & ESCROW, INC., 1802 Williamson Court, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pedro Hurtado, and wife, Maria de Jesus Hurtado, and Sergio Hurtado, unmarried	Pulte Mortgage LLC (NAME)	162.03-0-098.00
(NAME) 100 Mclendon	P.O. Box 5226 (ADDRESS)	
(ADDRESS) Antioch, TN 37013	Denver, CO 80217-9653	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Ronnie E Harper Sr. and wife, Karen K. Harper, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Pedro Hurtado and wife, Maria de Jesus Hurtado, and Sergio Hurtado, unmarried, joint tenants with right of survivorship, 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:

Being Lot No. 41 on the Plan of Colewood Hills, Section 1, as of record in Plat Book 4300, page 130, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Ronnie E. Harper, Sr., and wife, Karen K. Harper, by Deed from Robert E. Oglesby and Larry J. Oglesby, dated September 30, 1994, and recorded October 4, 1994, I Book 9482, page 993, said Register's Office.

unimproved

This is improved ✓ property, known as 100 Mclendon, Antioch, TN 37013
(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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, 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 29th day of August, 2003.

Ronnie E Harper Sr.

Karen K. Harper

Davidson County DEEDUARR
Recvd: 09/08/03 13:57 2pgs
Fees:13.00 Taxes:484.70
[redacted]
20030908-0130863