BILL GARRETT, Davidson County
Trans:T20120017535 DEEDQC
Recvd: 03/09/12 11:20 2 pgs
Fees:12.00 Taxes:0.00
20120309-0020684

THIS INSTRUMENT PREPARED BY:
Lakeside Title & Escrow, LLC
833 Wren Rd Suite A
Goodlettsville, TN 37072

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel:
Jose J. Villasenor and Maria Gutierrez	Jose J. Villasenor and Maria Gutierrez	15002005300
520 Moss Landing Drive	520 Moss Landing Drive	
Antioch TN, 37013	Antioch TN, 37013	

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between, Jose J. Villasenor married, hereinafter referred to as the "GRANTOR" Jose J. Villasenor and Wife Maria Gutierrez hereinafter referred to as the "GRANTEE":

WITNESSETH

FOR AND IN CONSIDERATION of the sum of One and No/100 ($1.00) Dollars cash in hand paid, the receipt of which is hereby acknowledge, and other good and valuable consideration, Jose J. Villasenor married has this day quitclaimed unto Jose J. Villasenor and wife Maria Gutierrez, any right, title and interest in and to certain real property located in Davidson County, being more particularly described as follows, to wit:

Property known as 520 Moss landing Drive Antioch, TN 37013, County of Davidson:

LAND in Davidson County, Tennessee, being Lot No. 76 on the plan of Percy Priest Meadows, Section Two, of record in Book 4860, Page 15, Register's Office for said County.

SAID Lot No. 76, which is a corner lot, fronts 70.95 feet on the northeasterly margin of Moss Landing Drive and fronts 115.00 feet on the southeasterly margin of Marsh Charlton Drive, said frontages being joined by a curve having a length of 40.62 feet, and extends back 121.80 feet on the northeasterly line and 152.00 feet on the southeasterly line to a point of intersection.

Being the same property conveyed to Jose J. Villasenor, unmarried, by deed from Richard O. Jones and Barbara Jones, Husband and wife, dated 09/11/2009 filed of record as Instrument No. 200909210087774, said Register's Office.

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

In Witness Whereof, the undersigned has hereunto set his hand on this the March 2, 2012.

Jose J. Villasenor

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State , Jose J. Villasenor 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 at Goodlettsville, Tennessee this 2nd day of March, 2012.

Notary Public

SHELLY M. BENTLEY STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Commission Expiration
4.28.2014

I, or we hereby swear or affirm that to the best of the affiants knowledge, information, and belief, the actual consideration for this transfer 0.00.

Affiant

Subscribed and sworn to before me this 2nd day of March, 2012.

Notary Public

SHELLY M. BENTLEY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY