BILL GARRETT, Davidson County
Trans:T20120041781 DEEDQC
Recvd: 06/06/12 13:43 2 pgs
Fees:12.00 Taxes:0.00
20120606-0049475

**THIS INSTRUMENT PREPARED BY:**
**MARTHA CHILD, ATTORNEY AT LAW**
**392 Harding Place, Suite 215, Nashville, TN 37211**
**(615) 834-4300**

# QUITCLAIM DEED

| New Owner: | Send Tax Bills: | Map & Parcel Nos. |
|---|---|---|
| Michael A. Renderos<br>512 Glen Park Drive<br>Nashville, TN 37217 | Michael A. Renderos<br>512 Glen Park Drive<br>Nashville, TN 37217 | Parcel No: 13409011700 |

For and in Consideration of a Final Decree of Divorce in the Circuit Court for Davidson County, Tennessee, Karina Elizabeth Mendoza by these presents do hereby quitclaim and convey unto Michael A. Renderos, his successors and assigns, all my right, title and interest in and to the following described tract of land, situated, lying and being in Davidson County, Tennessee, and is more particularly described as follows, to wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit: Being Lot No. 99 on the plan of Woodland Hills, Phase One as of record in Plat Book 6900, Pages 666-669 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description. This conveyance is subject o any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property.

Being the same property conveyed to Karina Elizabeth Mendoza, married, by deed from the Department of Housing and Urban Development, of record and recorded in Instrument No. 20091109-0103471 in the Register's Office for Davidson County, Tennessee.

Said conveyance is made subject to all covenants, easements, restrictions, reservations and rights appearing of record against the above descried property; also subject to any state of facts which an accurate survey of said property would show.

Said conveyance is subject to any and all indebtedness thereon.

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

This conveyance is being made in consideration of a Final Decree of Divorce of the parties styled: MICHAEL ALBERTO RENDEROS vs. KARINA ELIZABETH MENDOZA, in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 11D-3505.

This is improved property known as: 505 Reischa Sue Circle, Nashville, TN 37211.

**STATE OF TENNESSEE)**
**COUTNY OF DAVIDSON)**

The actual consideration or value whichever is greater, for this transfer is -0-.

Affiant

Subscribed and sworn to before me this the 14th day of December, 2011.

My Commission Expires:
11-5-14

Notary Public

ELAINE P. GRIGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 5, 2014

Witness my hand this the 14th day of December, 2011.

Karina Elizabeth Mendoza

ELAINE P. GRIGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 5, 2014

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Karina Elizabeth Mendoza, the within name bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 14th day of December, 2011.

My Commission Expires:
11-5-14

Notary Public

Michael Renderos File
Quitclaim Deed, circuit
Domestic Docs.