**THIS INSTRUMENT PREPARED BY AND AFTER RECORDING RETURN TO:**

Thomas J. Elmlinger
Attorney at Law
5107 Maryland Way, Suite 115
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20120046234 DEEDQC
Recvd: 06/22/12 10:20 1 pgs
Fees:12.00 Taxes:0.00

20120622-0054832

THOMAS J ELMLINGER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN

**STATE OF TENNESSEE )**
**COUNTY OF WILLIAMSON )**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: $ 0.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19 DAY OF June, 2012.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6-3-2014

ADDRESS NEW OWNER(S) AS FOLLOWS:
Roberto A. Carrasquillo
3105 Carrington Court
Nashville, TN 37218

SEND TAX BILLS TO:
SunTrust Mortgage, Inc.
401 Commerce Street
Nashville, TN 37219

MAP – PARCEL NUMBERS
058-10-0B-012.00

## QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Tiffany L. Arnold f/k/a Tiffany L. Carrasquillo, hereinafter the Grantor, do hereby remise, release and quitclaim unto Roberto A. Carrasquillo, his successors and assigns, forever, all the right, title, interest and claim which the Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of Tennessee, to wit:

> Land in Davidson County, Tennessee; being Lot No. 79 on the Final Subdivision Plat of Phase One, Carrington Place, as of record in Instrument No. 20070320-0033562, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Tiffany L. Carasquillo and husband Roberto A. Carrasquillo by Warranty Deed from Celebration Homes, LLC, dated November 6, 2009, of record in Instrument Number 20091110-0103993, Register's Office for Davidson County, Tennessee.

This is improved property known as 3105 Carrington Court, Nashville, TN 37218.

WITNESS my hand this 19 day of June, 2012.

TIFFANY L. ARNOLD F/K/A TIFFANY L. CARRASQUILLO

STATE OF TENNESSEE }
COUNTY OF WILLIAMSON }

Personally appeared before me, a Notary Public in and for said County and State, the within named Tiffany L. Arnold f/k/a Tiffany L. Carrasquillo, the 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 at Brentwood, Tennessee, this 19 day of June, 2012.

Notary Public

My Commission Expires: 6-3-2014

THOMAS J ELMLINGER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN

**The preparer makes no certification as to the validity of title. Prepared without benefit of title search.**