File No.

QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20120046384 DEEDQC
Recvd: 06/22/12 13:59 2 pgs
Fees:12.00 Taxes:0.00

20120622-0055051

STATE OF Tennessee
COUNTY OF _____

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

SUBSCRIBED AND _____ day of June, 2

The actual consideration or true value, whichever is greater for this transfer is $ 0

Luis Vega, Affiant

Subscribed and sworn before me this the 22 Day of June, 2012.

MY COMMISSION EXP.

Brandi Wells, Deputy Register

THIS INSTRUMENT WAS PREPARED BY
Michael J. Mills, Attorney
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027
This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Luis Manuel Vega Guevara	Same	071 08 0 116.00
(NAME) 4809 Matterhorn Dr	(NAME)	
(ADDRESS) Old Hickory.TN 37138	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

George Brandt

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM** , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Luis Manuel Vega Guevara,

HEREINAFTER CALLED THE GRANTEE(S), HID HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SITUATED in Davidson County, State of Tennessee and being more particularly described as follows, to-wit:

BEING Lot No. 184 on the Map of Joywood Heights, Section 1, as of record in Book 1130, page 91, Register's Office for said County, described as follows:

Beginning at the westerly margin of Jones Circle, at the corner of Lots Nos. 183 and 184; thence with the line between said two lots; southwestwardly 242.8 feet to the westerly line of said subdivision; thence with same; southwardly 59.5 feet to the northerly margin of an unnamed street; thence with same, eastwardly 25 feet to the northwest corner of Lot No. 210; thence with the northerly line of Lots Nos. 210 and 185, northwestwardly 231 feet to the westerly margin of Jones Circle; thence with same, northwardly 60 feet to the beginning.

Being the same property conveyed to George Brandt by deed from Larry D. Craig, Substitute Trustee, of record in Instrument Number, 20120622-0054765 Register's Office for said County.

This is investment property only and has never been the residence of the grantor at any time.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2018 Jones Circle Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 My hands this _____th day of _____, 20___.

George Brandt

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named George Brandt the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 22 day of June, 2012.

Commission expires: 3/4/13

Notary Public

TAMMI M NAREHOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File Number: _____

RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027