QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $ -0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29 DAY OF June, 2012.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Lisa M Sheppard
State of Tennessee Notary Public
Rutherford County

THIS INSTRUMENT WAS PREPARED BY
Tennessee Nations Title Agency, Inc., 4811 Lebanon Road, Suite 107, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roberto Carlos Mendoza and Jose Luis Mendoza	SAME	076-05-0-124.00
(NAME)	(NAME)	
4827 Shadowlawn Dr.		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

Francisco Mendoza, a married person

hereinafter referred to as the Grantor(s), by these presents does hereby remise, release and QUITCLAIM unto

Roberto Carlos Mendoza and Jose Luis Mendoza

hereinafter referred to as the Grantee(s), all of his right, title and interest in and to a certain tract or parcel of land in **Davidson County**, Tennessee, described as follows, to wit:

Being Lot No. 130, on the Plan of Hidden Hill, of record in Plat Book 4860, Page 43, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Francisco Mendoza, a married person, by Warranty Deed from Gale B. Ward and wife, Deborah D. Ward of record in Instrument number 00010340-0000988, Register's Office for Davidson County, Tennessee, dated January 31, 1997.

This deed is executed without a search of indices of title and is made with no representations or warrants as to liens, encumbrances, or marital interests. Grantor and Grantees agree to hold harmless preparer from any claims that may arise.

unimproved ☐
This is improved ☒ property, known as 4827 Shadowlawn Dr., Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20120048873 DEEDQC
Recvd: 07/03/12 09:17 2 pgs
Fees:12.00 Taxes:0.00
20120703-0058246

Witness my hand this 29 day of June, 2012.

Francisco Mendoza

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Francisco Mendoza, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this 29 day of June, 2012.

Lisa Sheppard
Notary Public

My Commission Expires:

