BILL GARRETT, Davidson County
Trans:T20120057957 DEEDQC
Recvd: 08/06/12 11:23 2 pgs
Fees:12.00 Taxes:0.00
20120806-0069678

This instrument was prepared by:

Matt Maniatis, Esq.
2874 Elm Hill Pike
Nashville TN 37214
615-366-1211

Send Tax Bills To:

Elizabeth Alvarenga
641 Des Moines Drive,
Hermitage, TN 37076

Address of new owner:
641 Des Moines Drive, Hermitage, TN 37076

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of the property (whichever is greater) is $1.00.

Affiant

Subscribed and sworn before me this 1st August day of 2012.

Notary Public

My commission expires: 11-04-2015

MICHELLE WILLIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

QUITCLAIM DEED

THIS INDENTURE, made this 1 day of August, 2012, between Fredy A. Alvarenga hereinafter referred to as the "Grantor" and Elizabeth Alvarenga hereinafter referred to as "Grantee."

WITNESSETH:

Grantor, as part of a mutual Agreement and for other good and valuable consideration, has released and quit claimed, and does hereby bargain, sell remise, release and quitclaim unto the Grantee, the following described premises, to wit: 641 Des Moines Drive, Hermitage, TN 37076, described more specifically as follows:

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Tulip Grove Subdivision, Section II, of record in Book 3700, page 122, Register's Office for Davidson County, Tennessee.

Said Lot No. 58 fronts 92.50 feet on the southeasterly margin of Des Moines Drive and runs back between lines measuring 267.23 feet on the southwesterly line and 297.22 feet on the northeasterly line, to a dead line in the rear measuring 65.63 feet thereon.

Being the same property conveyed o John H. Woodall, III, and wife, Deborah

Christina Woodall, by Deed from William D. King, a widower, dated October 29, 1998, and recorded October 30, 1998, in Book 11179, page 328, in the Register's Office for Davidson County. Current Source of title #20060627-0059895

NOW, THEREFORE, the Grantor does hereby transfer and convey, quitclaim and assign forever, all of his/her rights, title and interest in and to the above describe real property.

FURTHER, the Grantee indemnifies the Grantor from any continuing liability on the above-described real property to include any judgments for deficiency from a foreclosure action.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

Map & Parcel
#075-07-0-067.00

Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the Grantor, Fredy Alvarenga, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she/he executed the within instrument for the purposes therein contained.

Subscribed and sworn before me this 1st August day of 2018.

Notary Public

My commission expires: 11-01-2021

MICHELLE WILLIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY