Return To:
McCann, Hubbard & Solomon
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

THIS INSTRUMENT PREPARED BY:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20120084747 DEEDQC
Recvd: 11/06/12 10:03 2 pgs
Fees:12.00 Taxes:0.00
20121106-0102258

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 4th day of October, 2012.

NOTARY PUBLIC

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

My Commission Expires: 9-23-13

Address New Owners as Follows:
Joaquin Avila
3207 Oakview Court
Antioch, TN 37013

Send Tax Bills To:
New Owner

Map-Parcel:
150 07 356.00

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Gaspar Avila Zarate and Rosa Maria Rivera, husband and wife,** Grantor, hereby quitclaims and conveys all of his undivided right, title and interest to the hereinafter described property to **Joaquin Avila, married,** Grantee. Said property conveyed herein is described as follows:

> Land in Davidson County, Tennessee Being Lot No. 14-B, Zone Lot Division Lots 14 &19, Section 2, Lakeshore Woods, of record in Plat Book 5800, Page 316, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.
>
> Being the same property conveyed to Gaspar Avila Zarate, by Special Warranty Deed, dated January 13, 2012 and recorded on January 17, 2012 in Instrument No.20120117-0004366, Register's Office for Davidson County, Tennessee.
>
> This property is known as: **32017 Oakview Court, Antioch, TN 37013**

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

Grantor warrants that this property has never served as his residence and that his spouse has no interests in this property

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 21 day of October, 2012.

Gaspar Avila Z
Gaspar Avila Zarate

Rosa Maria Rivera
Rosa Maria Rivera

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Gaspar Avila Zarate and Rosa Maria Rivera,** with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 21st day of October, 2012.

Notary Public

My Commission Expires: 11/3/15

IRONELLY MORA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES: November 3, 2015