QUITCLAIM DEED	
BILL GARRETT, Davidson County Trans:T20130014658 DEEDQC Recvd: 02/21/13 13:45 2 pgs Fees:12.00 Taxes:0.00 20130221-0017552	NO TRANSFER TAX IS DUE ON THIS CONVEYANCE PURSUANT TO TENN. CODE ANN. § 67-4-409(a)(3)(A) AND NO OATH OF VALUE IS REQUIRED PURSUANT TO TENN. CODE ANN. § 67-4-409(a)(5).

THIS INSTRUMENT PREPARED BY:
Shannon L. Crutcher, Esq.
Marlowe Law Offices, PLLC
404 James Robertson Parkway, Suite 1613, Nashville, Tennessee 37219

NAME & ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fredy A. Alvarenga 641 Des Moines Drive Hermitage, Tennessee 37076	Americas Wholesale Lender 750 Old Hickory Blvd, #810 Brentwood, Tennessee 37027	075.07-0-067.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) and in accordance with the terms and conditions of the Final Decree and Marital Dissolution Agreement, in that certain case styled Elizabeth Alvarenga v. Fredy Armando Alvarenga, Third Circuit Court for Davidson County, Tennessee, Docket No. 12D-2443, Elizabeth Alvarenga ("Grantor") by these presents does hereby convey, transfer, remise, release, relinquish and forever quitclaim unto Fredy A. Alvarenga ("Grantee"), his heirs and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land lying in Davidson County, Tennessee, and being more particularly described 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 to Elizabeth Alvarenga by Quitclaim Deed dated August 1, 2012, from Fredy Alvarenga of record in Instrument No. 20120806-0069678 Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to the restrictions of record and agreements of the parties, their successors and assigns, and other such limitations, restrictions, and encumbrances as may affect the premises.

The above-described property is improved property known as 641 Des Moines Drive Hermitage, Tennessee 37076.

The above-description is the same as in the previous deed of record.

WITNESS my hand this 16 day of January, 2013.

Elizabeth Alvarenga

ELIZABETH ALVARENGA

MATT MANIATIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

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 Elizabeth Alvarenga, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 16 day of January, 2013.

NOTARY PUBLIC

My Commission Expires: 5-3-16

THIS DEED WAS PREPARED without the benefit of a survey or title search using information provided by the parties and the preparer makes no representation as to the status of the title of the property herein conveyed.