# QUITCLAIM DEED

| NAME & ADDRESS OF PROPERTY OWNER: | NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES: |
|---|---|
| Fred Meador<br>2104 Crystal Drive<br>Nashville, TN 37210 | NEW OWNER<br><br>MAP-PARCEL NUMBER<br><br>093-16-0-066.00 |
| THIS INSTRUMENT PREPARED BY:<br><br>WILLIAM E. PORTER<br>Attorney at Law<br>401 Church Street, Suite 2900<br>Nashville, TN 37219<br>615/250-8000 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $-0-<br>Affiant<br><br>SUBSCRIBED AND SWORN TO BEFORE ME THIS DAY OF MARCH, 2013<br><br>Notary Public<br>My Commission Expires: |

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 0
Fred Meador
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 6 DAY OF MARCH 20 13
Deputy Register

**FOR AND IN CONSIDERATION OF** ten dollars cash in hand other good and valuable consideration paid by the grantees herein the receipt and sufficiency of which is hereby acknowledged, We, **ISMAEL M. SALGADA and DORANELLY G. HERNANDEZ** (hereinafter referred to as "Grantors") has bargained and sold, and does hereby transfer and reconvey, unto **FRED MEADOR,** a single person, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 98 as shown on the Map entitled Maury and Claiborne's Addition to South Nashville of record in Plat Book 21, page (s) 84 and 85, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to **ISMAEL M. SALGADA AND DORANELLY G. HERMANDEZ**, by deed from **FRED MEADOR**, of record on Instrument #20120618-0053389, said Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20130018384 DEEDQC
Recvd: 03/06/13 11:38 3 pgs
Fees:17.00 Taxes:0.00
20130306-0022321

This conveyance is subject to taxes for the year 2004, and subsequent years, easements and restrictive covenants of record.

This is improved property known as 99 Claiborne Street, Nashville, TN. 37210.

It is further agreed by and between the parties as evidenced by the signature of the grantors and grantees that the Deed of Trust securing a note executed by the grantees herein to Fred Meador considered void, of no further force of effect and no longer a lien against the property. It is referenced by instrument 20120618-0053390 in Register's Office for Davidson County, Tennessee.

**TO HAVE AND TO HOLD** the said ~~tract or parcel of land~~, with the hereditaments, appurtenances, estate, title, and interest thereto appertaining to the said Grantee, their heirs and assigns, ~~forever.~~

**AND** the Grantor does hereby covenant with the Grantee, their heirs and assigns, that they are lawfully seized in fee simple; have full power, authority, and right to convey the same; and that said premises are unencumbered except: (a) 2002 property taxes, which have been assumed by Grantee; (b) zoning limitations, and easements and restrictions of record; and (c) rights of persons in possession. Grantor does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

**IN WITNESS WHEREOF**, the parties have set their hands and seal, on this the 6 day of March, 2013.

Ismael
**ISMAEL M. SALGADA**

Doranelly Gomez
**DORANELLY G. HERMANDEZ**

Fred Meador
**FRED MEADOR**

## ACKNOWLEDGEMENT

**STATE OF TENNESSEE )**
**)**
**COUNTY OF DAVIDSON )**

Personally appeared before me, W Edward Porter IV, a Notary Public in and for said County and State, **ISMAEL M. SALGADA AND DORANELLY G. HERMANDEZ**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6 day of March, 2013.

**NOTARY PUBLIC**

My Commission Expires: Sept 9, 2014.

W. EDWARD PORTER, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT 9, 2014

**STATE OF TENNESSEE )**
**)**
**COUNTY OF DAVIDSON )**

Personally appeared before me, W Edward Porter IV, a Notary Public in and for said County and State, **FRED MEADOR**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6 day of March, 2013.

**NOTARY PUBLIC**

My Commission Expires: Sept 9, 2014.

W. EDWARD PORTER, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT 9, 2014