Prepared by
ANA MARIA CRUZ
225 Garner Ave.
Madison, TN 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Ana M Cruz
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF March 2013

Bradley J Johnson
NOTARY PUBLIC
MY COMMISSION EXPIRES: 01/19/2015

BRADLEY J. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires January 19, 2015

QUIT CLAIM DEED

ADDRESS OF NEW OWNER
Ana Maria Cruz &
Fidel Perez -Lazaro
225 Garner Ave.
Madison, TN 37115

SEND TAX BILLS TO:
Ana Maria Cruz &
Fidel Perez-Lazaro
225 Garner Ave.
Madison, TN 37115

MAP & PARCEL
43-05-160

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **ANA MARIA CRUZ** hereinafter referred to as Grantor(s) does hereby Quit Claim unto **ANA MARIA CRUZ & FIDEL PEREZ-LAZARO** hereinafter referred as Grantee(s), their Heirs and Assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as Follows, to-wit:

Being Lot No. 26 and the westerly 45 feet of Lot No.25 on Block "B" on the Map of Kenneston Estates, as of record in Plat Book 843, pages 83 Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Arturo Cruz by Deed from Karen R England and husband Scott E. England of record in instrument No. 20000907-0088599,Register's Office for Davidson County, Tennessee. Also, see Instrument # 20130311-0023893 conveying property to Ana Maria Cruz

This is an improved property, known as 225 Garner Ave. Madison, TN 37115.

This conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

Witness my hand(s) this 15 day of March 2013.

Ana M Cruz
Ana Maria Cruz

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ana Maria Cruz the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal this 15 day of March, 2013.

My Commission Expires:
01/19/2015

Bradley Johnson
Notary Public

BRADLEY J. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires January 19, 2015

BILL GARRETT, Davidson County
Trans:T20130029904 DEEDQC
Recvd: 04/11/13 15:22 1 pgs
Fees:12.00 Taxes:0.00
20130411-0036164