THIS INSTRUMENT WAS PREPARED BY:

**Signature Title Services, LLC**
**4711Trousdale Drive, Suite 120**
**Nashville, TN 37220**

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $-0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10TH DAY OF April 2013.

Notary Public

My Commission Expires: SEP 2 0 2016

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

**Address of New Owner:**
Irma De La Torre and Juan De La Torre
5008 Trailwater Drive
Antioch, TN 37013

**Send Tax Bill To:**
New Owner

**Map/Parcel Numbers:**
176-02-21.00

## QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **David Ramirez and wife Alma Ramirez,**"GRANTORS", by these presents, does hereby quitclaim and convey unto **Irma De La Torre and Juan De La Torre**, herein called "GRANTEES", their successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in Davidson County, State of **Tennessee**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 191, of Peppertree Forest Subdivision, Section 15 of record in Plat Book 7900, page 574, said Register's Office to which reference is hereby made for a more complete legal description.

Being the same property conveyed to James W. Overton, unmarried, by Warranty Deed from Karen S. Wilcox and husband, Richard P. Wilcox, dated August 17, 2001, recorded August 28, 2001, of record in Instrument Number 200108280092971, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David Ramirez and wife Alma Ramirez, by Warranty Deed from James W. Overton, unmarried, recorded the 20th day of December 2004 in Instrument No. 20041220-0151079, Register's Office for Davidson County, Tennessee.

This is improved property known as 5008 Trailwater Drive- Antioch, TN 37013.

BILL GARRETT, Davidson County
Trans:T20130036376 DEEDQC
Recvd: 05/02/13 09:47 2 pgs
Fees:12.00 Taxes:0.00
20130502-0044100

WITNESS our hands this 10th day of April, 2013.

David Ramirez

**David Ramirez**

Alma Ramirez

**Alma Ramirez**

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **David Ramirez and wife Alma Ramirez,** whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the forgoing instrument for the purpose therein contained.

Witness my hand this 10th day of April, 2013.

Chris Hulshof

Notary Public

My commission expires: 11/04/2013

CHRIS HULSHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 4, 2013