BILL GARRETT, Davidson County
Trans:T20130061275 DEEDQC
Recvd: 07/18/13 11:46 3 pgs
Fees:17.00 Taxes:0.00
20130718-0074353

THIS INSTRUMENT WAS PREPARED BY:
LISA MILLICAN EWING, ESQ
222 SECOND AVENUE, NORTH, SUITE 419
NASHVILLE, TENNESSEE 37201

NO TRANSFER TAX IS DUE ON THIS CONVEYANCE PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(3)(A) AND NO OATH OR VALUE IS REQUIRED PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(5).

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel
Sandra Talavera	USAA Federal Savings Bank	108-12-136.00
1433 Quail Run	10750 McDermott Freeway	
Nashville, Tennessee 37214	San Antonio, TX 78288	

State of Tennessee)
County of Sumner)

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Divorce Decree and Marital Dissolution Agreement in that certain case styled Sandra Joann Talavera v Dean Jeffery Talavera in the Circuit Court for Davidson County, Tennessee, and that there was no other consideration given for this matter.

Sandra J Talavera

Sandra Talavera/Affiant

Sworn to and subscribed before me, this 22nd day of March, 2012.

Notary Public

My commission expires: 2/24/2014

TARA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

QUITCLAIM DEED

This is a transaction exempt from tax pursuant to Tenn. Code Ann. Sec. 67-4-409(a)(3)(E) and is executed in accordance with the terms and conditions of the Marital Dissolution Agreement executed in that certain case styled, Sandra Joann Talavera v Dean Jeffery Talavera in the Circuit Court for Davidson County, Tennessee. Accordingly, Dean Jeffery Talavera ("Grantor") does hereby quitclaim unto the said Sandra Talavera, ("Grantee"), her successors, heirs and assigns all of his right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 10, TRAILWOOD, SECTION TWO, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6050, PAGE 148, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE,

TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY. BEING THE SAME PROPERTY CONVEYED TO SANDRA TALAVERA BY WARRANTY DEED FROM KURT M. WILLMS, BY DEED DATED NOVEMBER 14, 2011 IN INSTRUMENT NO. : 20111117-0090129, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restriction, and encumbrances as may affect the premises.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND LISA MILLICAN EWING, ATTORNEY, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION OR SETTLEMENT.

IN WITNESS WHEREOF, I have hereunto set my hand on this 31 day of August, 2012.

DEAN JEFFERY TALAVERA/**GRANTOR**

STATE OF CA)
COUNTY OF LA)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEAN JEFFERY TALAVERA, 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 this 31 day of August, 2012.

NOTARY PUBLIC

My commission expires: 06/13/14.

SEE ATTACHED
NOTARY CERTIFICATE

Jonathan D. Kramer, Notary Public
08/31/2012

DUPLICATE EMBOSSMENT
ON ORIGINAL DOCUMENT
Jonathan D. Kramer, Notary Public

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Los Angeles

On August 31, 12 (Date) before me, Jonathan D. Kramer, Notary Public (Here Insert Name and Title of the Officer)

personally appeared — Dean Jeffery Talavera (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

JONATHAN D. KRAMER
Commission # 1889834
Notary Public - California
Los Angeles County
My Comm. Expires Jun 13, 2014

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Jonathan D. Kramer, Notary Public

Signature: _____ (Signature of Notary Public)

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____
☐ Individual
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: _____

☐ Corporate Officer — Title(s): _____
☐ Individual
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

© 2010 National Notary Association • NationalNotary.org • 1-800-US NOTARY (1-800-876-6827)
Item #5907