This instrument Prepared by
And Return To:

Fearnley and Califf, PLLC
25 Century Blvd, Ste 212
Nashville, TN 37214

Davidson County DEEDQC
Recvd: 07/30/13 13:28 2 pgs
Fees:12.00 Taxes:0.00
20130730-0079215

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That, Oscar Rivera, Married, for and in consideration of zero (00/100) Dollars, does hereby bargain, sell, remise, quitclaim and convey unto Oscar Rivera and Eva Marie Tirado Montalvo, Husband and Wife, his interest in the following described real property situated in Davidson County, Tennessee, to wit:

See Exhibit "A" attached hereto:

IN TESTIMONY WHEREOF I have executed this instrument this the 29th day of July, 2013

Oscar Rivera

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29TH day of July 2013, before me, the undersigned, personally appeared, Oscar Rivera, to me personally known (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, at office, this 29th, day of July 2013

PENNY ALLISON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My commission expires:
3/28/15

Notary Public

I or we do herby swear or affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $.00.

Affiant

Subscribed before me this 29th day of July, 2013

PENNY ALLISON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

(seal)

My commission expires:
3/28/15

Notary Public

Property Address known as: 2437 Edencrest Dr, Antioch TN 37013

Owner's Name: Oscar Rivera and Eva Marie Tirado Montalvo
2437 Edencrest Dr., Antioch TN 37013

Mail Tax Bills To: Oscar Rivera
2437 Edencrest Dr., Antioch TN 37013

Map & Parcel: 149150A38400CO

Escrow File No.: N347124

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Phase Four, Cambridge Forest of record in Instrument No. 20020813-0098017, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Oscar Rivera, herein by cash deed dated 29th day of July, 2013, of record at 20130730-0079213 in said Register's Office Tennessee.

Certificate of Authenticity

I, A Turner, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Cari Allen, a notary public for this county and state, A Turner who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 11-4-13 DAVIDSON COUNTY

My Commission Expires: 11-4-13.