QUITCLAIM DEED

***This deed has been prepared without the benefit of a title search at the request of the parties and no validity of title is made.**

THIS INSTRUMENT PREPARED BY **Tara H. Carter, 116 Third Avenue South, Nashville, TN 37201, (615) 353-0930**		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: **Irma Fernandez** **5201 Raywood Lane** **Nashville, Tennessee 37211**	SEND TAX BILLS TO: SAME	MAP-PARCEL NUMBERS: **16104004600**

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledge, I/we:

FELIX NAVA

HEREINAFTER called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

IRMA FERNANDEZ, A/KA/ IRMA FERNANDEZ-ARGUELLES

HEREINAFTER called the Grantee(s), her heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being Lot No.: 12 on the Plan of Southwood Subdivision , as shown by plat of record in Book 2663, Pages 125 and 126, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Felix V. Nava and wife, Irma Fernandez-Arguelles by warranty deed from Charles E. Gary and wife, Josephine Gary of record in Instrument No.; 20051212-0149010, Register's Office for Davidson County, Tennessee.

This conveyance is made pursuant to a Martial Dissolution Agreement of record in the Circuit Court for Davidson County, Tennessee.

This is improved property known as **5201 Raywood Lane, Nashville, Tennessee 37211**

WITNESS OUR HANDS this the 18th day of Oct, 2013.

Felix Nava
FELIX NAVA

BILL GARRETT, Davidson County
Trans:T20130088789 DEEDQC
Recvd: 10/15/13 11:16 2 pgs
Fees:12.00 Taxes:0.00
20131015-0107669

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, **FELIX NAVA,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 1st day of October, 2013.

NOTARY PUBLIC
My Commission Expires: 02-12-2014

BRANDON HALL
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer for Tennessee tax recording purposes is $ -0-.

AFFIANT

Sworn to and subscribed to before me this 1st day of October, 2013.

NOTARY PUBLIC

My Commission Expires: 02-12-2014

BRANDON HALL
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY