Davidson County DEEDQC
Recvd: 01/15/14 09:41 2 pgs
Fees:13.00 Taxes:466.20
**20140115-0004001**

This Instrument Prepared by & Return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Ste 212, Nashville, TN 37214

# QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Manuel Sepulveda and Rosa M Medina, Husband and wife** ("Grantors"), , hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Erica Sanchez,** (Grantee), all of our rights, title, and interests in the following described real property, to wit:

**Being Lot No 79 on the Plan of Woodland Hills Subdivision, Phase I, as of record in Plat Book 6900, Pages 666-669, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.**

**Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.**

Being all or part of the same property conveyed to Grantor herein by Warranty of record at Instrument Number 20051129-0143358 in said Register's Office.

IN TESTIMONY WHEREOF I/we have executed this instrument the 10 day of January, 2014.

Manuel Sepulveda
Manuel Sepulveda

Rosa M. Medina
Rosa M Medina

OFFICIAL SEAL
MAGALI ANGELICA MIRANDA
Notary Public - State of Illinois
My Commission Expires Jun 11, 2014

STATE OF Illinois
COUNTY OF Cook

Personally appeared before me, a Notary Public in and for said state and county, **Manuel Sepulveda and Rosa M Medina**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 10 day of January, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES: June 11, 2014

**For recording information only**

Property Owner & Address: ERICA SANCHEZ
**460 Dowdy Drive, Roseboro, NC 28382**

Tax Parcel No 134 09 0 093.00

Property Address:
3624 Donna Kay Drive, Nashville, TN 37211

MAIL TAX BILLS TO: ERICA SANCHEZ
460 Dowdy Drive, Roseboro, NC 28382

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $126,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 10th day of January, 2014.

Notary Public

My Commission Expires: 07/03/17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Cari Allen, 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.

Cari Allen

Signature

State of Tennessee

County of Davidson

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

Notary's Signature

My Commission Expires: A. R. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JUNE 21, 2016