This Instrument Prepared By and Return To:

Return To:
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122
13-0946

BILL GARRETT, Davidson County
Trans:T20140003243 DEEDQC
Recvd: 01/15/14 10:19 2 pgs
Fees:12.00 Taxes:0.00
20140115-0004034

QUITCLAIM DEED

NEW OWNER:
Janice S. Rodriguez
920 Lawrence Ave.
Nashville, TN 37204

SEND TAX BILLS TO:
Janice Rodriguez
920 Lawrence Ave.
Nashville, TN 37204

MAP/PARCEL
105 13 0 296.01

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged Janice S. Rodriguez and husband, Earnest Rodriguez, hereinafter called the GRANTOR, does hereby quitclaim and convey unto Janice S. Rodriguez hereinafter called the GRANTEE, all right, title and interest, if any they may have, in the said property listed below:

Land in Davidson County, Tennessee, being the east 50 feet of the west 100 feet of Lot No. 86, on the Plan of Waverly Land Company's Plan of Lots, called Waverly Place, of record in Book 57, page 95, Register's Office for Davidson County, Tennessee.

Beginning at a point on the northerly margin of Lawrence Avenue, 50 feet east from the southwest corner of Lot no. 86; running thence northerly 166 feet more or less to the southerly margin of an alley; thence with the margin of said alley, easterly 50 feet to a point; thence southerly 167 feet more or less to the north margin of Lawrence Avenue; thence with the margin of the same, westerly 50 feet to the beginning.

Being the same property conveyed to Janice S. Rodriguez and husband, Ernest Rodriguez by Warranty Deed from James W. Bilyeu and wife, Wadean H. Bilyeu recorded March 19, 1999 in Book 11391, Page 743, Register's Office for Davidson County, Tennessee.

This is improved property located at 920 Lawrence Ave. Nashville, TN 37204

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunder set his/her/their hand(s) this 26 day of December, 2013.

Janice S. Rodriguez

Earnest Rodriguez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Janice S. Rodriguez to me personally known, or proved on the basis of satisfactory evidence, and is the one described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and official seal this 26TH day of December, 2013.

NOTARY

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1/26/14

STATE OF TN
COUNTY OF Wilson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Earnest Rodriguez to me personally known, or proved on the basis of satisfactory evidence, and is the one described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and official seal this 26 day of December, 2013.

NOTARY

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES:

My Commission Expires: 3-7-16

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me, this 26 day of December, 2013.

NOTARY PUBLIC

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES:

My Commission Expires: 3-7-16