523744811

BILL GARRETT, Davidson County
Trans:T20140007320 DEEDQC
Recvd: 01/31/14 11:54 2 pgs
Fees:12.00 Taxes:0.00
20140131-0008797

This Instrument Prepared By:
Julia E. Stovall
Attorney at Law
136 Fourth Ave. South
Franklin, Tennessee 37064
(615) 599-1530

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NOS:
Genovevo Sanchez 3114 Monte Bella Place Franklin, TN. 37064	Same	133-1/266.00

QUITCLAIM DEED

In consideration of the terms of the Final Decree of Divorce, in the Chancery Court of Williamson County, Tennessee, bearing docket number 42500 and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Jacqueline Sanchez, conveys and quitclaims to Genovevo Sanchez, all her right, title and interest, in and to the following described real property, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 452 on the Map of Sunrise Heights, Second Plan, as of record in Book 421, Page 46, and Register's Office for said County.

SAID Lot No. 452 fronts 50 feet on the westerly side of Mays Avenue and runs back 169.3 feet on the northerly side, 164.4 feet on the southerly side, which is the northerly margin of Veritas Street, to a 15 foot alley in the rear, on which it measures 50.3 feet.

BEING the same property conveyed to Micah L. McAlister and wife, Emily G. McAlister by deed dated 11/29/01 of record in Instrument No. 20112040132830, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Genovevo Sanchez, a married person, by deed from Micah L. McAlister and wife, Emily G. McAlister, dated March 31, 2004, recorded in Book _____, page _____, Register's Office for said County.

20040401-0036699

SUBJECT TO any and all restrictions, conditions, easements, setback lines, plat of record and encumbrances of record in the Register's Office for said County.

This is improved property known as 560 Veritas Street, Nashville, TN. 37211..

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

52374811

IN TESTIMONY WHEREOF, I have hereunto set my signature this 16 day of November 2013.

JACQUELINE SANCHEZ

ROBERT HOOD
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me a notary Public in and for said County and State, Jacqueline Sanchez, the within named bargainer, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 16 day of November 2013.

NOTARY PUBLIC

My Commission expires: 7-17-17

ROBERT HOOD
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Transfer tax on this transfer is exempt under the provisions of T.C.A. 67-4-409, et seq.

Affiant

Sworn to and subscribed before me this _____ Day of _____ 2013.

NOTARY PUBLIC

My Commission expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 0
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF Jan 20 14
Deputy Register