BILL GARRETT, Davidson County
Trans: T20140025543 DEEDQC
Recvd: 04/15/14 16:19 3 pgs
Fees: 17.00 Taxes: 0.00

20140415-0031545

Recording requested by: Reyna Isabel Majano
When recorded, mail to: New owner & tax bills
Name: Reyna Isabel Majano
Address: 404 Hickory Chase Dr
City/State/Zip: Madison, TN 37115

Space above reserved for use by Recorder's Office
Document prepared by:
Name Reyna Isabel Majano
Address 404 Hickory Chase Dr
City/State/Zip Madison, TN 37115

Property Tax Parcel/Account Number: 042-16-0A-023.00

Quitclaim Deed

This Quitclaim Deed is made on April 15, 2014, between Salomon Amilcar Majano, Grantor, of 404 Hickory Chase Dr, City of Madison, State of TN, and Reyna Isabel Majano, Grantee, of 404 Hickory Chase Dr, City of Madison, State of TN.

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs and assigns, to have and hold forever, located at 404 Hickory Chase Dr, City of Madison, State of TN:

Current source of title Book 11535 page. 730

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any. Taxes for the tax year of 2013 shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Francisco Cruz, Affiant
Subscribed and sworn before me this the
15 Day of Apr. 1, 2014.
Abby Cruz, Deputy Register

Dated: April 15, 2014

Signature of Grantor

Salomon Amilcar Majano
Name of Grantor

Signature of Witness #1

Alma Mitznahuatl
Printed Name of Witness #1

Signature of Witness #2

Armando Morales
Printed Name of Witness #2

State of Tennessee County of Davidson
On April 15, 2014, the Grantor, Salomon Amilcar Majano personally came before me and, being duly sworn, did state and prove that he/she is the person described in the above document and that he/she signed the above document in my presence.

CARMEN M. CRUZ
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires January 6, 2015

Notary Signature

Notary Public,
In and for the County of Davidson State of Tennessee
My commission expires: 01/06/15 Seal

Send all tax statements to Grantee.

BOOK 11535 PAGE 730

WARRANTY DEED

Exhibit A

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ $53,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF June 19 99

Notary Public

MY COMMISSION EXPIRES: 11/9/03/00
(AFFIX SEAL)

mail

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
REYNA I. MAJANO (NAME)	CTX MORTGAGE COMPANY (NAME)	MAP 42-16
404 HICKORY CHASE DRIVE (ADDRESS)	2728 N. HARWOOD CORP. CLOSING (ADDRESS)	GROUP A
MADISON, TN 37115 (CITY) (STATE) (ZIP)	DALLAS, TX 75201 (CITY) (STATE) (ZIP)	PARCEL 23 CO

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, David K. Wachtel and wife, Sharon K. Wachtel, by and through David K. Wachtel, Jr. as Attorney In Fact

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO REYNA I. MAJANO AND ~~HUSBAND~~ SALOMON A. MAJANO
2M SM

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 23 on the Final Plat of Hickory Chase, of record in Plat Book 7900, page 973, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being a portion of the same property conveyed to David K. Wachtel by Deed of record in Book 7412, page 406, and re-recorded in Book 7420, page 856, Register's Office for Davidson County, Tennessee; and being a portion of the same property conveyed to David K. Wachtel, Jr. and wife, Sharon Kay Wachtel by deed of record in Book 4596, page 922, Register's Office for Davidson County, Tennessee.

David K. Wachtel, Jr. executes this instrument as Attorney In Fact for Sharon K. Wachtel pursuant to Limited Power of Attorney of record in Book 11323, page 590, Register's Office for Davidson County, Tennessee.

David K. Wachtel and David K. Wachtel, Jr. are one and the same person.

Sharon K. Wachtel and Sharon Kay Wachtel are one and the same person. 0101 CHECK 577.10

unimproved ( )
This is improved (X) property, known as 404 Hickory Chase Drive, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 17th day of June 19 99

David K. Wachtel

Sharon Kay Wachtel

BY: David K. Wachtel
David K. Wachtel, Attorney in Fact