THIS INSTRUMENT
PREPARED BY:
McCann & Hubbard
1804 Williamson Court, Suite 201
Franklin, TN 37027

BILL GARRETT, Davidson County
Trans:T20140049499 DEEDQC
Recvd: 07/11/14 08:41 2 pgs
Fees:12.00 Taxes:0.00
20140711-0061059

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

CHINETHA CASPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me this 29 day of May, 2014.

NOTARY PUBLIC

My Commission Expires: 03/07/2017

Address New Owners as Follows: Juan M. Aguilar-Villa
600 Cavendish Court.
Antioch, TN 37013

Send Tax Bills To: Southeast Financial Credit Union
220 South Royal Oaks Blvd
Franklin, TN 37064

Map-Parcel: 149010b04200co

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Eduardo Carbajal De La Cruz** and **Juan M. Aguilar-Villa,** GRANTORS, hereby quitclaims and conveys all of his undivided right, title and interest to the hereinafter described property to **Juan M. Aguilar-Villa,** GRANTEE. Said property conveyed herein is described as follows:

LAND in Davidson County, Tennessee, being Lot No. 295 on the Plan of Piccadilly Square, Phase 3, of record in Plat Book 6250, Page 892, 893, and 894, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Eduardo Carbajal De La Cruz and Juan M. Aguilar-Villa, by Warranty Deed, from Pouyan Javanbakht and wife, Rosaline Sharifi, of record in Instrument No. 20110706-0051781, dated June 30, 2011, Register's Office for Davidson County, Tennessee.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 29 day of May, 2014.

Eduardo Carbajal De La Cruz

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Eduardo Carbajal De La Cruz**, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 29 day of May, 2014.

Notary X

exp: 03/07/2017

CHINETHA CASPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY