BILL GARRETT, Davidson County
Trans:T20150014939 DEEDQC
Recvd: 03/02/15 10:58 2 pgs
Fees:12.00 Taxes:0.00
20150302-0017672

This Instrument Prepared by:
Keith H. Solomon, Attorney
Solomon Parks Title & Escrow, LLC
4025 Hillsboro Road # 601
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to before me this 27th day of February, 2015.

J. CARLA IKARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Com. Expires March 3, 2015

Notary Public

Address New Owners as Follows:
Sara Navarro Ortuno and
Marcos Rayo Navarro
1235 Currey Road
Nashville, TN 37217

Send Tax Bills To:
Everett Financial Inc.
7127 Crossroad Blvd. # 102
Brentwood, TN 37027

Map-Parcel No.
134-02-0-046.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Sara Navarro Ortuno,** has bargained and does hereby quitclaim, transfer and convey any and all marital rights and interest she may have in the hereinafter described property to **Sara Navarro Ortuno and Marcos Rayo Navarro,** their heirs and assigns, forever, being that property located and situated in **Davidson County, Tennessee**, and more particularly described as follows, to-wit:

Land situated in the 13th Council District of Davidson County, Tennessee, being the property conveyed to Jeremy and Amie Thompson described as Tracts 1, 2, 3 & 4 of record in Instrument No. 20110726-0057177, in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Commencing from an existing concrete monument at the northeast corner of the property conveyed to John Paul Johnson located at 501 Catalina Drive, Nashville, TN 37217, of record in Instrument No. 20111028-0084075, in the Register's Office for Davidson County, Tennessee, S 89 deg 00' 00" E, a distance of 420.00 feet to the point of beginning of the property herein described;

Said point of beginning being the northwest corner of this tract and being in the westerly line of the property described as Tract 1 of the property conveyed to Jeremy and Amie Thompson of record in Instrument No. 20110726-0057177, in the Register's Office of Davidson County, Tennessee. Thence with the southerly margin of Currey Road, S 89 deg 00' 00" E. a distance of 50.00 feet to a point. Said point being in the easterly line of said Tract 1;

Thence leaving said southerly margin and with the easterly line of Tract 1, S 2 deg. 14' 48" W a distance of 182.75 feet to a point. Said point being the southeast corner of Tract 1 and being in the northerly line of the property described as Tract 2 of the property conveyed to Jeremy and Amie Thompson of record in Instrument No. 20110726-0057177, in the Register's Office for Davidson County, Tennessee.

Thence with the northerly line of Tract 2, S 88 deg. 20' 54" E, a distance of 55.17 feet to a point. Said point being in the westerly line of the property described as Tract 4 of the property conveyed to Jeremy and Amie Thompson of record in Instrument No. 20110726-0057177, in the Register's Office for Davidson County, Tennessee.

Thence with the westerly line of Tract 4, N 01 deg. 54' 06" E, a distance of 38.31 feet to a point. Said point being the northwest corner of Tract 4;

Thence with the northerly line of Tract 4, S 88 deg. 20' 54" E, a distance of 85.00 feet to a point. Said point being the northeast corner of Tract 4;

Thence with the easterly line of Tract 4, S 01 deg. 54' 06" W, a distance of 38.31 feet to a point in the northerly line of Tract 2;

Thence with the northerly line of Tract 2, S 88 deg. 20' 54" E a distance of 68.62 feet to a point. Said point being the northeast corner of the property described as Tract 2 and a common corner of the property described as Tract 3 of the property conveyed to Jeremy and Amie Thompson of record in Instrument No. 20110726-0057177, in the Register's Office for Davidson County, Tennessee;

Thence with the westerly line of Tract 3, N 02 deg. 11' 26" E, a distance of 185.12 feet to a point at the northwest intersection of the southerly margin of Currey Road and an old (unimproved) 20 foot alley or roadway;

Thence with the southerly margin of Currey Road, S 89 deg. 00' 00" E, a distance of 20.00 feet to a point at the northeast intersection of the southerly margin of Currey Road and an old (unimproved) 20 foot alley or roadway;

Thence with the easterly line of Tract 3, S 02 deg, 11' 26" W a distance of 573.23 feet to a point. Said point being the southeast corner of Tract 3;

Thence N 87 deg, 48' 34" W a distance of 20.00 feet to an existing concrete monument. Said point being the southeast corner of the property conveyed to Erica And Phillip Glidewell of record in Instrument No. 20080609-0058647, Register's Office for Davidson County, Tennessee.

Thence with the Glidewell property the following three calls, N 02 deg. 11' 26" E a distance of 265.00 feet to a point;

Thence N 88 deg, 20' 54" W, a distance of.258.90 feet to a point;

Thence N 02 deg 14' 48" E, a distance of 304.88 feet to a point, POINT OF BEGINNING, containing 55,596 square feet or 1.28 acres, more or less.

Together with and subject to a 50 foot Ingress, Egress, Private Water, Sewer and Utility Easement of record in Inst. No. 20141117-0105805, said Register's Office.

This is Improved Property known as: **1235 Currey Road, Nashville, TN 37217**

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record and all matters as shown on the plan of record, all in the Register's office for Davidson County, Tennessee.

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 purposes 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, I have hereunto set my hand and signature on this the 12th day of February, 2015.

Sara Navarro Ortuno

STATE OF TENNESSEE)
:ss
COUNTY OF DAVIDSON)

Before me the undersigned Notary Public, personally appeared **Sara Navarro Ortuno,** who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 12th day of February, 2015.

My Commission Expires:

3-3-15

J. CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 3, 2015

NOTARY PUBLIC