BILL GARRETT, Davidson County
Trans:T20150024616 DEEDQC
Recvd: 04/02/15 15:48 2 pgs
Fees:12.00 Taxes:0.00
20150402-0029125

This Instrument Prepared by, & Return To:
Charles E. Reed, Attorney at Law
2840 Logan Street, Suite 100
Nashville, TN 37211
Telephone: (615) 631-2075

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration for this transfer is $0.00

Candida Leon de Peraza
Affiant

Subscribed and sworn to before me this September 6, 2013

Notary Public
My commission expires: July 6, 2015

CHARLES E. REED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Assessor's Parcel ID:
1241 Cheyenne Court Marvin Peraza Madison, TN 37115	NEW OWNER	03316011800

QUITCLAIM DEED

For and in consideration of the sum of ten & no/100 dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Candida Leon De Peraza, hereinafter referred to as Grantor, have bargained and sold, and do hereby transfer, convey, release and quitclaim to Marvin Peraza and Maria Lara, husband and wife, hereinafter called the Grantee, their heirs and assigns, Grantor's entire right, title and interest in and to a certain tract of land, together with all improvements located thereon, described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, being Lot No. 101 A on the Plan of Zone Lot Divisions, Lots 100 through 111, Section 2, Primrose Meadows, of record in Book 4860, page 105, as amended in Book 5711, page 866 and Book 6900, page 105, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Candida Leon De Peraza, by Cash Deed for Tennessee, from Shaun Donovan, The Secretary of Housing and Urban Development, of record at Instrument 20130702-0068272, Register's Office for Davidson County, Tennessee.

This instrument and the interest released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

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.

This property is improved property known as: 1109 Nelson Drive, Madison, TN 37155.

WITNESS my hand this 6th day of September, 2013.

Candida Leon de Peraza
Candida Leon De Peraza

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Candida Leon De Peraza, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of September, 2013

Notary Public

My Commission expires: July 6, 2015

