BILL GARRETT, Davidson County
Trans:T20150031328 DEEDQC
Recvd: 04/24/15 13:47 2 pgs
Fees:12.00 Taxes:0.00
20150424-0036988

THIS INSTRUMENT PREPARED BY:
ERNEST D. BENNETT, III
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215-2860

QUITCLAIM DEED

FROM: JESSICA M. MCDONALD, UNMARRIED AND CHARINA J. PELAYO, UNMARRIED

TO: CHARINA J. PELAYO, UNMARRIED

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires 2015

State of Tennessee)
County of Davidson)

The actual consideration for the transfer of this interest is $ -0- .

Affiant

Subscribed and ~~sworn~~ to before me this 23rd day of April, 2015

Notary Public

7-6-15
Commission Expiration Date

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
CHARINA J. PELAYO 2061 HICKORY BROOK DRIVE HERMITAGE, TN 37076	CORNERSTONE HOME LENDING, INC. P.O. BOX 11733 NEWARK, NJ 07101-4733	97-2-A-389CO

KNOW ALL MEN BY THESE PRESENTS that Jessica M. McDonald, unmarried and Charina J. Pelayo, unmarried as tenants in common with right of survivorship, in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of creating a fee simple estate in Charina J. Pelayo, unmarried, the said Jessica M. McDonald, unmarried and Charina J. Pelayo, unmarried, as tenants in common with right of survivorship, have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto Charina J. Pelayo, unmarried, all of their right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 389 on the Final Plat of Villages of Riverwood, Section One, Phase 4E, of record in Instrument No. 20140210-0011584, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jessica M. McDonald, unmarried and Charina J. Pelayo, unmarried as tenants in common with right of survivorship by deed from Beazer Homes Corp., A Tennessee Corporation of record in Instrument No. 20140703-0059038 and as corrected by Scrivener's Affidavit in Instrument No. 20141028-0099132, Register's Office for Davidson County, Tennessee.

This is improved property known as 2061 Hickory Brook Drive, Hermitage, TN 37076.

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

WITNESS our hands this 23rd day of April, 2015

Jessica M. McDonald

Charina J. Pelayo

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 Jessica M. McDonald and Charina J. Pelayo, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument in their capacity as Trustees for the purposes therein contained.

Witness my hand and official seal this 23rd day of April, 2015.

My Commission Expires: 7-6-15

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

Notary Public