QUITCLAIM DEED TT2015 316 Davidson County DEEDQC Recvd: 06/19/15 15:29 3 pgs Fees:17.00 Taxes:0.00 **20150619-0059084**	**OATH OF CONSIDERATION:** SS. STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00 AFFIANT SWORN TO AND SUBSCRIBED BEFORE ME THIS 17TH DAY OF JUNE, 2015. NOTARY PUBLIC MY COMMISSION EXPIRES:

THIS INSTRUMENT PREPARED BY:
TEAM TITLE, INC.
69 THOMPSON LANE
NASHVILLE, TENNESSEE 37211
OFFICE: (615) 367-5111

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Jacqueline B Batres Gomez **1276 School Lane** **Nashville, TN 37217**	**Same**	**120-10, 58.00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF zero dollars ($10) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, Jose Sanchez , *(hereinafter called the "Grantor"),* does hereby transfer, remise, release, relinquish and quitclaim unto Jacqueline B. Batres Gomez, unmarried *(hereinafter called "Grantee")*, 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. 73, on the Plan of Seven Oaks, Section No. 4 of record in Plat Book 2133, page 105, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jose Sanchez, Carlos Sanchez and Jacqueline B. Batres Gomez, (deed incorrectly refers to them as married), by quitclaim deed from Russell J. McCann, Trustee for Jose Sanchez, dated December 29, 2003, recorded January 12, 2004 of record in Instrument # 20040112-0004538, Register's Office for Davidson County, Tennessee. Carlos Sanchez conveyed his interest to Jaqueline B. Batres Gomez on March 30, 2015 of record as Instrument No. 20150410-0031586 recorded on 4/10/2015 in the Register's Office of Davidson County, TN. Jose Sanchez attempted to convey his interest in that same document but he was incorrectly referred to as Juan Sanchez instead of Jose Sanchez. This deed is to confirm and re-convey this property from Jose Sanchez to Jacqueline B. Batres Gomez, making her the owner in fee simple of the entire parcel. Please not that Juan Sanchez, has never had ownership and this corrects title from Jose Sanchez to Jacqueline B. Batres Gomez.

The above-described property is improved property known as **1276 School Lane, Nashville, TN 37217**

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 29th day of May, 2015.

GRANTOR:

JOSE SANCHEZ

S.S.
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, the undersigned Notary Public of the State and County aforementioned, personally appeared Jose Sanchez, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 17th day of June, 2015.

Notary Public
My Comm. Exp.: 5/24/17

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.

CERTIFICATE OF AUTHENTICITY

I, Charles Walker, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

CHARLES WALKER

State of Tennessee
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Charles Walker, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JULIE COONE, NOTARY PUBLIC
My commission expires: May 24, 2017

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.