BILL GARRETT, Davidson County
Trans:T20150060669 DEEDQC
Recvd: 07/24/15 09:46 2 pgs
Fees:12.00 Taxes:0.00
20150724-0072717

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I HEREBY SWEAR OR AFFIRM THAT
TO THE BEST OF THE AFFIANT'S KNOWLEDGE,
INFORMATION AND BELIEF, THE ACTUAL
CONSIDERATION GIVEN FOR THE TRANSFER IS
($10.00)

Andres Nila Ramos

Affiant/Grantee

SUBSCRIBED AND SWORN TO BEFORE ME THIS
13th DAY OF July, 2015

NOTARY PUBLIC

MY COMMISSION EXPIRES July 7

STATE OF TENNESSEE NOTARY PUBLIC RONALD E. KING DAVIDSON COUNTY

This Instrument Prepared By:

MARC
WALWYN
ATTORNEY AT LAW

Marc A. Walwyn
1994 Gallatin Pike N. Ste. 100
Madison, TN 37115

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes:	Tax Map Parcel No.:
Andres Nila Ramos	Same	Map 52-3 Parcel 119

704 Shandale Drive
Madison, TN 37115

QUITCLAIM DEED

THIS INSTRUMENT, made and entered into this 13th day of July, 2015, by and between Douglas Jett, Guillermina Nina E. Nila, and Andres Nila Ramos ("GRANTORS") and Andres Nila Ramos, ("GRANTEE").

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) and for business purposes, Grantors do hereby convey, transfer, remise, release, relinquish and quitclaim unto Grantees, Grantees' heirs and assigns, all of the Grantor's right, title and interest in and to the following described real estate being found at Map-Parcel Number 52-3-119:

LAND in Davidson County Tennessee, being Lot No. 4 on the Plan of Manzano Road Subdivision as of Record in Book 6200, page 455, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot. This lot is commonly known as 328 Manzano Drive, Madison, Tennessee, 37115. Being the same property conveyed to the Idolidia Gomez and Jose Joel Gomez by Anna L. Artrip on September 27, 2006, whose equitable interest in the property was conveyed to Armando Fitz and Anna L. Artrip (siblings) by operation of law upon the death of their parents Idelsy Fitz on February 7, 2005 and Armando R. Fitz on October 12, 2005. Source of Idelsy Fitz's interest is found as a Quitcalim Deed in Book 8864, page 689k, register's office of Davidson County, TN, which was duly registered on February 11, 1993. The same property conveyed to Douglas Jett, Guillermina Nila and AndresRamos on February 15th, 2015, by Idolidia Gomez and Jose Joel Gomez (see above) and recorded on February 24, 2015 at the Davidson County Register of Deeds with recording number 20150424-0037070

SUBJECT to any and all plats, easements, restrictions, and other matters of record. The above legal description is the same as that contained in the previous deed of record.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on the date first above written.

GRANTORS:

Guillermina E Nila

Guillermina Nina E. Nila

TAH

Douglas Jett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned of the State and County aforesaid, personally appeared Guillermina Nina E. Nila and Douglas Jett, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged that they executed the within instrument for the purposes contained therein. Witness my hand and official seal at Davidson County Tennessee, this the 13th day of July, 2015. My commission expires JAN-11-2017

Notary Public

RONALD E. KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY