Davidson County DEEDQC
Recvd: 08/04/15 13:31 2 pgs
Fees:13.00 Taxes:180.09
20150804-0077245

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $48,671.71

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st July 2015.

Notary Public

COMMISSION EXPIRES: 10/14/2015
(AFFIX SEAL)

JODI STEPHENS NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Foundation Title & Escrow, 2271 Wilma Rudolph Blvd., Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NO(S).:
Elizabeth Ramos, unmarried	Elizabeth Ramos, unmarried	119 04 0 005.00
(Name) 331 Wimpole Dr Nashville, TN 37211	331 Wimpole Dr Nashville, TN 37211	
(Address)		

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned,Efren Ramos, married and Armando Ramos, unmarried, hereinafter referred to as Grantor(s), hereby quitclaim to Elizabeth Ramos, unmarried his/her/their heirs and assigns forever, all of his/her/their right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Glencliff Estates, Section 4, of record in Plat Book 1835, page 79, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description. said Lot No. 31 fronts 88 feet on the northwesterly side of Wimpole Drive and runs back 272.8 feet, more or less, on the northeasterly line and 265.8 feet, more or less, on the southwesterly line to the center of Mill Creek, measuring 89 feet, more or less, thereon.

Being the same property conveyed to Efren Ramos married and Armando Ramos, unmarried by deed from Leslie C. Nolen-Pugh and Crittenden Kim Nolan dated 9/30/2002 and recorded in Instrument # 20021206-0150776, Register's Office for said County.

This property is not now nor has it ever been the principal residence of, Efren Ramos , the Grantor or his spouse

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

IN WITNESS WHEREOF, the said Efren Ramos, married and Armando Ramos, unmarried has hereunto set his/her/their signature, on this, the 31st July 4, 2015.

Efren Ramos
Efren Ramos

~~XXXXX~~

Armando Ramos
Armando Ramos

I, RON GARRISON, a Notary Public for the County of DAVIDSON and State of Tennessee, do hereby certify that EFREN RAMOS & ARMANDO RAMOS personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 31st of July, 2015.

Notary Public

RONALD GARRISON
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires March 6, 2018

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-26-2018

Shelly M Smith