This Instrument Prepared by & Return to: Fearnley Martin & McDonald
25 Century Blvd, Ste 402, Nashville, TN 37214

Davidson County DEEDQC
Recvd: 08/18/15 09:48 2 pgs
Fees:12.00 Taxes:0.00
20150818-0082905

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Francisco J Melgar** ("Grantor"), an unmarried man, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Francisco J Melgar and Citlaly Berenice Juarez, both unmarried,** (Grantees), all of his rights, title, and interests in the following described real property, to wit:

Being Lot No 204, on the Plan of Towne Village of The Country, Section 3, of record in Plat Book 5200, Pages 268 and 269, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Warranty Deed of record at Instrument Number **20100602-0042476** in said Register's Office.

IN TESTIMONY WHEREOF I/we have executed this instrument the 12th day of **August, 2015.**

Francisco J Melgar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Francisco J Melgar**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 12th day of **August, 2015.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 03 07 17

MARIA ALFARO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 12th day of **August, 2015.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 03.07.17

MARIA ALFARO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

PROPERTY ADDRESS: 3329 Towneship Rd, Antioch, TN 37013
TAX PARCEL NO.: 15011014300
PROPERTY OWNER: **Francisco J Melgar and Citlaly Berenice Juarez**
OWNER'S ADDRESS: **3329 Towneship Rd, Antioch, TN 37013**
MAIL TAX BILLS TO: Owners at Property Address

Certificate of Authenticity

I, Crystal Santi, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Crystal Santi who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashlee D. Page

Notary's Signature

My Commission Expires: 9-10-18.

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY