BILL GARRETT, Davidson County
Trans:T20150076729 DEEDQC
Recvd: 09/09/15 12:36 2 pgs
Fees:12.00 Taxes:0.00
20150909-0091606

This Instrument Prepared By:
Raunel Ortiz
2013 Bartlett Road
Memphis, TN 38134

ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NOS:
Linda Ortiz 2013 Bartlett Road Memphis, TN 38134	New Owner	Map-Parcel-No 034 14 019.00

QUITCLAIM DEED

FOR AND CONSIDERATION OF THE SUM TEN DOLLARS ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I **Raunel Ortiz,** unmarried, hereinafter referred to as Grantor do hereby convey, remise, release and forever quitclaim all of my right, title and interest, unto **Linda Ortiz**, unmarried hereinafter referred as Grantor, his heirs and assigns, 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. 8 Stanley Heights, as shown on Plat of record in Plat Book 3300, page 74, amended in Plat book 3986, page 917, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Raunel Ortiz, by Warranty Deed from UMB BANK, N.A., Trustee of MART Legal Title Trust 2015-NPL1 in Instrument 20150904-0090333 Register's Office for Davidson, County, Tennessee.

Together with all improvements, tenements, hereditaments and appurtenances, all easements serving or benefiting the property, and all or all fixtures and improvements now or hereafter to the property.

This is improved property known as **308 Dinwiddie Drive, Madison, Tennessee 37115**

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

"Property") located at 308 Dinwiddie Drive , Madison , Tennessee 37115.

Legal Description: Land in Davidson County, Tennessee, being Lot 8, Stanley Heights, as shown on plat of record in Plat Book 3308, Page 74, amended in Plat Book 3986, Page 917, in the Registers Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same property conveyed to Patrice L. Childress by Warranty Deed recorded June 5, 2005, as Instrument No. 20050609-0065945 Register's Office for Davidson County, Tennessee. Commonly known as: 308 Dinwiddie Drive, Madison, TN 37115. Tax Parcel No.: 034 14 019.00

Grantor 1: Raunel Ortiz
Marital Status: Single
Address: 2013 Bartlett Rd
Memphis, Tennessee 38134

Grantee 1: Linda Ortiz
Marital Status: Single
Address: 308 Dinwiddie
Madison, Tennessee 37115

Vesting Information / Property Interest: Sole Owner

Signatures

Grantor signed, sealed, and delivered this Quit Claim Deed to Grantee on August 28 2015 (date).

Grantor 1 (or authorized agent)
x/
Print Name: Raunel Ortiz

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0 , **Affiant**
Subscribed and sworn before me this the
9th **Day of** Sept , 2015
L. Chandler , **Deputy Register**

Notary Public

STATE OF TN
COUNTY OF DAVIDSON

On this the 28th day of August , 2015 , the foregoing instrument was sworn to and acknowledged before me by Raunel Ortiz ,
known or proven to me to be the person(s) whose name(s) is/are subscribed to within the instrument.

WITNESS my hand and official seal.

PRINT: Corey G. Whitaker
Exp: May 8, 2017

[Affix seal]
Corey G. Whitaker
State of Tennessee Notary Public
Davidson County