Return to: Maria Landiero
108 Sanitarium Rd.
Madison, TN 37115

THIS INSTRUMENT WAS PREPARED BY ~~and PLEASE RETURN TO:~~
W. AARON FORTNER, ATTORNEY AT LAW
12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

[PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument.]

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Maria Landiero 108 Sanitarium Road Madison, TN 37115	Same as Owner	052 07 0 102.00

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Luis Rego**, hereinafter called the Grantor, do hereby Quitclaim and convey unto **Maria Landiero**, hereinafter called the Grantee, her heirs and assigns, all of my right, title, and interest in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

A certain parcel or tract of land located in the Second (2nd) Civil District of Davidson County, Tennessee, said parcel being more particularly described as follows:

Beginning at an iron pin in the Southerly right-of-way of Sanitarium Road; thence, along said right-of-way with a curve to the right having a central angle of 06 degrees 39 minutes 36 seconds, a radius of 560.37 feet, for a distance of 76.76 feet to an iron pin; thence, continuing with said right-of-way, North 64 degrees 34 minutes 00 seconds East, 52.74 feet to an iron pin; thence, South 25 degrees 26 minutes 00 seconds East, 200.00 feet to an iron pin; thence, South 64 degrees 34 minutes 00 seconds West, 106.49 feet to an iron pin; thence, North 32 degrees 05 minutes 36 seconds West 196.87 feet to the point of beginning, containing 0.54 acres, more or less.

Being the same property conveyed to Luis Rego and wife, Maria Landiero, by Warranty Deed from Oscan Santa Cruz and wife, Ella Santa Cruz, of record at Book 11201, page 17, Davidson County Register of Deeds.

This is improved property known as **108 Sanitarium Road, Madison, TN 37115.**

Witness my hand this 9th **day of** October**, 2015:**

Luis Rego

BILL GARRETT, Davidson County
Trans:T20150086603 DEEDQC
Recvd: 10/12/15 10:18 2 pgs
Fees:12.00 Taxes:0.00
20151012-0103498

STATE OF TENNESSEE

COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Luis Rego** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 9th day of October, **2015:**

Notary Public

MELISSA D. ROGERS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 4/19/17

STATE OF TENNESSEE

COUNTY OF Sumner

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 9th day of October, 2015:

Notary Public

My Commission Expires: 4/19/17

