QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20150099937 DEEDQC
Recvd: 11/24/15 12:19 2 pgs
Fees:12.00 Taxes:0.00
20151124-0119114

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF November 2015.

Notary Public

MY COMMISSION EXPIRES: 3-6-2016
(AFFIX SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Maria Geraldine Zuniga Manrique	**Same**	
(NAME)	(NAME)	
154 Hillsboro Place		**117030C15400 CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 ALL OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MARIA GERALDINE ZUNIGA MANRIQUE AND HUSBAND ALEJANDRO GUTIERREZ GONGORA,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **MARIA GERALDINE ZUNIGA MANRIQUE,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, ALL OF OUR RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 154, HILLSBORO PLACE CONDOMINIUMS, OF RECORD IN PLAT BOOK 5200, PAGE 725, AMENDED IN PLAT BOOK 5200, PAGE 757 AND 758, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN BOOK 6244, PAGE 394, AMENDED IN BOOK 6285, PAGE 209, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO MARIA GERALDINE ZUNIGA MANRIQUE AND HUSBAND ALEJANDRO GUTIERREZ GONGORA, BY WARRANTY DEED FROM KARU JAYATHILAKE, MARRIED AND KATHLEEN MCCRACKEN, UNMARRIED, OF RECORD IN INSTRUMENT NO. 20150303-0018186, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED FEBRUARY 27, AND RECORDED ON MARCH 3, 2015.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is
( ) unimproved
(X) improved

property known as **154 Hillsboro Place, Nashville, Tennessee 37215**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness our hands this the 19 day of November, 2015.

Maria Geraldine Zuniga Manrique

Maria Geraldine Zuniga Manrique

Alejandro Gutierrez Gongora

Alejandro Gutierrez Gongora

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Maria Geraldine Zuniga Manrique,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19 day of November, 2015.

Notary Public

My Commission Expires: 3-6-18

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Alejandro Gutierrez Gongora,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19 day of November, 2015.

Notary Public

My Commission Expires: 3-6-18

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212