Davidson County DEEDQC
Recvd: 11/24/15 14:27 4 pgs
Fees:22.00 Taxes:0.00
20151124-0119291

QUITCLAIM DEED

THIS DEED OF CONVEYANCE made and entered into on this 9th day of November, 2015, by and between **Luis O. Morales, who acquired title as Luis Morales, a married man**, hereinafter known and referred to as GRANTOR, and **Luis O. Morales and Ariceli Partida Vargas, husband and wife**, as tenants by the entirety, whose tax mailing address is 4427 Cato Road, Nashville, Tennessee 37218, hereinafter known and referred to as GRANTEES;

WITNESSETH:

For and in consideration of the sum of **$0.00**, cash in hand paid by Grantees to Grantor, the receipt of all of which is hereby acknowledged, the Grantor has bargained, sold, aliened, and conveyed, and do by these presents quitclaims unto the Grantees, as tenants by the entirety, a certain tract of real estate more fully described as follows:

A tract of land in the 13th Civil District of Davidson County, Tennessee, described according to a survey made by Steve Draper, December 15, 1964, as follows:

Beginning at a point on the southerly margin of Cato Road, said point being 500 fee easterly from the northwest corner of the property conveyed to Elbert J. Davidson and wife, of record in Book 1307, Page 43, Register's Office for said County; and also a point in the Eastern Boundary Line of the Smith A. cotton Property; Thence South 2 deg 45' West 269.2 feet; Thence North 87 deg 15' West 150 feet to the Easterly margin of an unnamed street; Thence with the same, North 2 deg 45' East 242.9 feet to the Beginning of a curve; Thence around said curve, having a radius of 20 feet, Northeasterly 30.4 feet to the Southerly margin of Cato Road; Thence with the same, Easterly 130.9 feet to the beginning, containing 0.92 acres, more or less.

Easement of record in Book 6255, Page 686.

Being the same parcel conveyed to Luis Morales from Faye Waller, by virtue of a deed dated 7/25/2005, recorded 8/17/2005, in deed as instrument no. 20050817-0097502 county of Davidson, state of Tennessee.

Assessor's Parcel No: 05800017400

This conveyance is exempt from transfer tax under T.C.A 67-4-409(a)(3)(A), as same creates a tenancy by the entirety from one spouse to the other, and therefore, no oath of value is required in accordance with the provisions of T.C.A. 67-4-409(a)(5).

IN TESTIMONY WHEREOF, witness the hand of the Grantor herein, all on this the day and year first above written. Luis O. Morales who acquired title as Luis Morales

Luis O. Morales, who acquired title as Luis Morales

GRANTOR

STATE OF TENNESSEE)
)
Williamson COUNTY)

The undersigned, a Notary, does certify that on this 9th day of November, 2015, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by Luis O. Morales, who acquired title as Luis Morales.

Karen R. Campbell
Notary Public
My Commission Expires: Nov. 6, 2017

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 6, 2017

Mail Tax Bills (Person or Agency Responsible for Payment of Taxes):
Luis O. Morales and Ariceli Partida Vargas
4427 Cato Road
Nashville, Tennessee 37218

Property Owner and Address:
Luis O. Morales and Ariceli Partida Vargas
4427 Cato Road
Nashville, Tennessee 37218

This instrument prepared without title examination by:
John E. Norman, Esq.
333 West Vine Street, Suite 207
Lexington, KY 40507
(859) 252-1690

True Copy Certification

I, David Bagwell, 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.

David Bagwell
Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Ronna L Tate, a notary public for this county and state, DAVID BAGWELL who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ronna L Tate
Notary's Signature

My Commission Expires: 5/10/16
Notary' Seal (if on paper)

NOTARIAL SEAL
RONNA L TATE
Notary Public
MOON TWP, ALLEGHENY COUNTY
My Commission Expires May 10, 2016