BILL GARRETT, Davidson County
Trans:T20150101608 DEEDQC
Recvd: 12/01/15 13:29 2 pgs
Fees:12.00 Taxes:0.00

20151201-0121104

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-2245

This instrument was prepared from information supplied by the parties. No title examination, survey, or settlement has been performed and Midtown Title, LLC shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jose L. Carpio 911 McMahan Ave. Nashville, TN 37216	OWNER	061 11 0 004.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $-0-

Affiant

AMANDA VAUGHN State of Tennessee Notary Public DAVIDSON COUNTY

Subscribed and sworn to before me, this the 24th day of November, 2015.

Notary Public
My Commission Expires: 8/23/2016
(Affix Seal)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **Mesias I. Carpio, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and quitclaim to **Jose L. Carpio,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantor's interest in and to that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 3 of Phillips Resubdivision of Lot No. 42 on the plan of I.C. McMahan's Subdivision of the Maplewood Lands, of record Book 547, Page 78, said Phillips Re-subdivision being of record in Book 2083, Page 41, Register's Office for said County.

Said Lot No. 3 fronts 105 feet on the northerly side of McMahan Avenue along a curved line, and extends back between lines 136.87 feet on the westerly line and 136.56 feet on the easterly line to a dead line in the rear, measuring 75 feet on said dead line.

(This legal description copied from the last deed of record)

Being the same property conveyed to Mesias I. Carpio and Jose L. Carpio, each as undivided one-half interest, by Warranty Deed from Eva Stack Chapman, a widow, dated 07/18/2005, of record in Instrument Number 20050720-0084377, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: 911 McMahan Ave., Nashville, TN 37216

Subject property is not the principal or marital residence for Grantor, his spouse, or dependents, as defined by statute.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitation, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this instrument has been executed this the 20th day of November, 2015.

Mesias I Carpio
Mesias I. Carpio

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Mesias I. Carpio**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, this the 20th day of November, 2015.

AMANDA VAUGHN State of Tennessee Notary Public DAVIDSON COUNTY

Amanda Vaughn
Notary Public
My Commission Expires: 8/23/2016