BILL GARRETT, Davidson County
Trans:T20150102430 DEEDQC
Recvd: 12/03/15 14:24 2 pgs
Fees:12.00 Taxes:0.00
20151203-0122011

PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys-at-Law
Woodmont Centre, Suite 100
104 Woodmont Boulevard
Nashville, Tennessee 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*
W & I Ref: (cwi)
From information furnished by the parties without benefit of title examination
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Maria Loza 333 N. Gallatin Pike Madison, TN 37115	SAME

TAX MAP-PARCEL NUMBERS: 05201027500

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and in order to create a survivorship interest between the parties, the undersigned **Adriana Loza, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer, quitclaim and convey unto **Maria Loza,** hereinafter called the **Grantee**, Grantee's heirs and assigns, Grantor's right, title and interest, if any, in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Lot No. 33 and the northerly one-half (1/2) of Lot No. 34 of Block "B" Power and Roth's Subdivision of Madison Park, as of record in Book 843, page 75, Register's Office for Davidson County, Tennessee.

Said Lot No. 33 and the northerly one-half (1/2) of Lot No. 34 adjoin and front together 75 feet on the West side of Madison Boulevard and run back between parallel lines 145 feet to a dead line.

Being the same property conveyed to Maria Loza, a married person, and Adrian Loza, a married person, as tenants in common by Special Warranty Deed from Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities, Inc., Asset-Backed Pass-Through Certificates, Series 2004-R7 dated July 17, 2015 and recorded on November 2, 2015 of record in Doc. No. 20151102-0111456, Register's Office for Davidson County, Tennessee.

Francisco Loza, spouse of Adriana Loza, joins solely to convey any marital interest he may have in the subject property, though this property was never used as a marital residence.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This is improved property known as: 738 Madison Blvd., Madison, TN 37115

WITNESS THE EXECUTION HEREOF on December 3rd 2015.

Adriana Loza
Adriana Loza

Francisco Loza.
Francisco Loza

State of Tennessee
County of Davidson

On December 3RD 2015, before me the undersigned authority, personally appeared **Adriana Loza and Francisco Loza** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/7/2017

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant hereby declares under oath that the actual consideration for this transfer is: $ -0-

Affiant

Sworn and subscribed before me on December 3RD 2015.

Notary Public

My Commission Expires: 3/7/2017

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.