BILL GARRETT, Davidson County
Trans:T20150103343 DEEDQC
Recvd: 12/07/15 14:43 3 pgs
Fees:17.00 Taxes:0.00
20151207-0123163

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203-A** **Nashville, TN 37215** ***No title search was performed in the preparation of this Quitclaim Deed.***	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 4 day of November, 2015. Notary Public My Commission Expires:

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

QUITCLAIM DEED

Address New Owner: Byron Estuardo Gonzalez-Rodriguez 3428 New Towne Road Antioch, TN 37013	Send Tax Bills To: New Owner	Tax Information: 150-11-153.33

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Suzel Castellanos and brother, Byron Estuardo de Gonzalez as Tenants in Common with Rights of Survivorship** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey unto **Byron Estuardo Gonzalez-Rodriguez,** their heirs and assigns all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot Number 187 on the Plan of Towne Village of the Country, Section Three, of record in Plat Book 5200 at Page 268 and 269, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

Being the same property conveyed to Maria E. Rodriguez de Gonzalez, holding a Life Estate, Suzel Castellanos, and brother, Byron Estuardo Gonzalez Rodriguez as Tenants in Common with Rights of Survivorship by Quitclaim Deed from Maria E. Rodriguez de Gonzalez, Maria Castellanos (now known as Suzel Castellanos) and Byron Estuardo Gonzalez Rodriguez recorded on the 4th day of December 2012 in Instrument No. 20121204-0111141, in the Register's Office of Davidson County, Tennessee.

Maria E. Rodriguez de Gonzalez having died on October, 16, 2015 in Davidson County, Tennessee. Her interest in said property having passed to Suzel Castellanos and brother, Byron Estuardo.

Byron Estuardo de Gonzalez and Byron Estuardo Gonzalez-Rodriguez being one and the same person.

This is improved property known as 3428 New Towne Road Antioch, TN 37013.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2016 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25 day of November, 2015.

Suzel Castellanos

Suzel Castellanos

STATE OF _____)
COUNTY OF _____)

SEE ATTACHED CA ALL PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Suzel Castellanos** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this _____ day of November 2015.

_____
Notary Public

My Commission Expires: _____

Byron G

Byron Estuardo de Gonzalez

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Byron Estuardo*** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 4th day of December 2015.

*Byron Estuardo de Gonzalez

_____
Notary Public

My Commission Expires: _____

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

State of California)

County of LOS ANGELES)

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

On NOVEMBER 25, 2015 before me, VIOLET MENZER
(here insert name and title of the officer),

personally appeared SUZEL CASTELLANOS

,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

VIOLET MENZER
COMM. #2039915
Notary Public - California
Los Angeles County
My Comm. Expires Sep. 27, 2017

(Seal)

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document

titled/for the purpose of _____

_____,

containing _____ pages, and dated _____.

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)
- ☐ Attorney-in-Fact
- ☐ Corporate Officer(s) _____ Title(s)
- ☐ Guardian/Conservator
- ☐ Partner - Limited/General
- ☐ Trustee(s)
- ☐ Other: _____

representing: _____ Name(s) of Person(s) or Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:
☐ form(s) of identification ○ credible witness(es)

Notarial event is detailed in notary journal on:
Page # _____ Entry # _____

Notary contact: _____

Other

☐ Additional Signer(s) ☐ Signer(s) Thumbprint(s)

☐ _____

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