BILL GARRETT, Davidson County
Trans:T20150105607 DEEDQC
Recvd: 12/15/15 08:51 2 pgs
Fees:12.00 Taxes:0.00
20151215-0125780

THIS INSTRUMENT WAS PREPARED BY:
LISA MILLICAN EWING, ESQ
222 SECOND AVENUE, NORTH, SUITE 419
NASHVILLE, TENNESSEE 37201

**NO TRANSFER TAX IS DUE ON THIS CONVEYANCE PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(3)(A) AND NO OATH OR VALUE IS REQUIRED PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(5).**

| Address New Owner as Follows: | Send Tax Bills to: | Map-Parcel |
|---|---|---|
| Jose O. Galvez | CTX Mortgage Company, LLC | 162-10-0-008.00 |
| 512/514 Benzing Road | 801 94th Ave. North | |
| Antioch, TN 37013 | St. Petersburg, FL 33702 | |

State of Tennessee )
County of Davidson

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Divorce Decree and Marital Dissolution Agreement in that certain case styled *Dora Carmen Giron v Jose Ovidio Galvez*, Civil Action No. 15D1676, in the Third Circuit Court for Davidson County, Tennessee, and that there was no other consideration given for this matter.

Affiant/Jose Ovidio Galvez

ALMA BENITEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Sworn to and subscribed before me, this 12 day of December, 2015.

Notary Public
My commission expires: 12/06/2016

## QUITCLAIM DEED

This is a transaction exempt from tax pursuant to T.C.A. Sec. 67-4-409(E) and is executed in accordance with the terms and conditions of the Marital Dissolution Agreement executed in that certain case styled *Dora Carmen Giron v Jose Ovidio Galvez*, Civil Action No. 15D1676, in the Third Circuit Court for Davidson County, Tennessee. Accordingly, Dora Carmen Giron("Grantor") does hereby quitclaim unto the said Jose Ovidio Galvez, ("Grantee"), his successors, heirs and assigns all of her right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 8, Brookview Estates, Section 1, of record in Plat Book 4460, Page 103, Register's Office for said County, to which reference is made for a more complete and accurate description of said lot.

Being the same property conveyed to Jose O. Galvez, unmarried, by deed dated 10/20/2004 of record in Instrument No.: 20041029-0129988, Register's Office for Davidson County, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restriction, and encumbrances as may affect the premises.

**THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND LISA MILLICAN EWING, ATTORNEY, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION OR SETTLEMENT.**

IN WITNESS WHEREOF, I have hereunto set my hand on this 2nd day of December, ~~2011~~ 2015

DORA CARMEN GIRON

STATE OF TENNESSEE )
COUNTY OF Davidson )

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

Witness my hand and official seal this 2nd day of December, 2015.

NOTARY PUBLIC

My Commission Expires:

My commission expires: June 1, 2016

LISA MILLICAN EWING
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY