RECORD AND RETURN TO:
Magnolia Title & Escrow, Inc.
1104B Fatherland St.
Nashville, TN 37206

QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20150107386 DEEDQC
Recvd: 12/21/15 10:27 2 pgs
Fees:12.00 Taxes:0.00

20151221-0127805

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF ~~October~~ Dec. 2015.

NOTARY PUBLIC

My commission expires: 1/20/19

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Magnolia Title & Escrow, Inc., 1104B Fatherland St., Nashville, TN 37206

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Beatriz Andrea Solorzano 227 Wynbrook Ct. Nashville, TN 37221	Same as New Owner	142-7-D Parcel 227.00co

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), the undersigned, **Rogelio Roberto Solorzano** hereinafter called the Grantor(s), has quitclaimed and sold and by these presents does hereby remise, release and quitclaim unto **Beatriz Andrea Solorzano,** her heirs and assigns, all my right, title and interest in that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A certain condominium apartment in Davidson County, TN, described as Unit 227 Wynbrook Condominiums, a Condominium, a Horizontal Property Regime, located on Wynbrook Court, Davidson County, TN, as shown on the plan of Wynbrook Condominiums, said Plan being attached as Exhibit "A" to the Master Deed, recorded in Book 7285, page 920, said Register's Office, and also described in a Master Deed recorded in Book 7285, page 918, as amended in Book 7507, page 271, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Wynbrook Condominiums, Condominium Apartments contained in the Master Deed recorded in Book 7285, page 918, as amended in Book 7507, page 271, and by-laws recorded in Book 7285, page 920, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part thereof the same as though copied herein.

BEING the same property conveyed to Rogelio Antonio Solorzano Estrada, married, and Beatriz Andrea Solorzano, unmarried, dated 9/28/2010, recorded 8/3/2011, and appearing of record in Instrument No. 20110803-0059666, Register's Office for Davidson County, Tennessee. The said Rogelio Antonio Solorzano Estrada having since died on July 20, 2013 a resident of Venezuela, South America, and his interest in the subject property having become vested in his heirs: Rogelio Roberto Solorzano, Ana Lorena Solorzano, Ana Gabriela Solorzano, and Beatriz Andrea Solorzano.

(*See also* Affidavit of Heirship recorded at Instrument Nos. 20151221-0127802 20151221-0127803, 20151221-0127804, Register's Office for Davidson County, Tennessee.

WITNESS MY HAND, this ___ NOV 30 2015 ___ day of October, 2015.

Rogelio Roberto Solorzano

BOLIVARIAN REPUBLIC)
OF VENEZUELA)
CITY OF CARACAS)
EMBASSY OF THE)
UNITED STATES OF AMERICA)
_____ **OF** _____
_____ **OF** _____

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Rogelio Roberto Solorzano,** the bargainor, with whom I am personally acquainted, (or proved to me her identity on the basis of satisfactory evidence) and who acknowledged he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this NOV 30 2015 day of October, 2015.

My Commission Expires:_____

NOTARY PUBLIC

PRESIDENTIAL COMMISSIONS DO NOT EXPIRE

Trude Raizen
Vice Consul of the
United States of America