BILL GARRETT, Davidson County
Trans:T20160008793 DEEDQC
Recvd: 02/02/16 09:46 2 pgs
Fees:12.00 Taxes:0.00
20160202-0009883

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

THIS INSTRUMENT
PREPARED BY:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 29th day of January, 2016.

NOTARY PUBLIC

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: COMMISSION EXPIRES JUNE 25/2019

ADDRESS OF NEW OWNER:
Marvin Leonel Guerra Bernales
Guadalupe Arana Mijangos
4912 Hickory Woods E.
Antioch, TN 37013

SEND TAX BILLS TO:
New Owner

Map/Parcel: 17605002500

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, for the purpose of correcting the name of a vested owner, **Marvin Leonel Guerra Bernales,** Grantor, hereby quitclaims and conveys all her right, title and interest to the hereinafter described property to **Marvin Leonel Guerra Bernales and Guadalupe Arana Mijangos, joint tenants with rights of survivorship,** Grantees. Said property conveyed herein is described as follows:

> Land in Davidson County, Tennessee, being Lot No. 102 on the Plan of Resubdivision of Lots 100, 101 & 102 Section One Hickory Woods East, of record in Plat Book 9700, page 691, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Marvin Leonel Guerra Bernales, by Warranty Deed, from Sameh Abdelsayed, of record in Instrument No. 20160202-0009881, Register's Office for Davidson County, Tennessee.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said party has hereunto set his signature on this the 29th, day of January, 2016.

Marvin Leonel Guerra Bernales
Marvin Leonel Guerra Bernales

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Marvin Leonel Guerra Barnales**, whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 29th day of January, 2016.

Notary Public

My Commission Expires:

RUSSELL J. McCANN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON
COMMISSION EXPIRES JUNE 25/2017

160018JM