Prepared By and Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 290
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20160010543 DEEDQC
Recvd: 02/08/16 12:48 2 pgs
Fees:12.00 Taxes:0.00
20160208-0011925

CAROL T BAKER
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY

State of Tennessee
County of Williamson

The actual consideration of true value whichever is greater is
$0.00

Affiant

Subscribed and sworn to before me, this 2nd day of July, 2016.

Notary
Commission Expires: 3/24/17

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION FURNISHED BY THE PARTIES, WITHOUT THE BENEFIT OF A TITLE EXAMINATION OR SEARCH OF COUNTY RECORDS, AND TENNESSEE TITLE SERVICES, LLC IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION OR CONTENT STATED HEREIN.

QUITCLAIM DEED

ADDRESS NEW OWNER(s)	SEND TAX BILLS TO	MAP & PARCEL
Maria Vera 357 Margo Lane Nashville, TN 37211	NEW OWNER	148-09-0-048.00

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Dulce Francis, formerly known as Dulce Vera, (erroneously shown on previous deed as Duke Vera), a married woman,** has this day bargained and sold, and does hereby transfer and convey unto the said **Maria Vera,** the Grantee(s) herein, her (successors), heirs and assigns, all her right title and interest in certain real estate in Davidson County, Tennessee as follows:

Land in Davidson County, Tennessee, being Lot No. 47, Section Two Haywood Heights, as of record in Book 2663, page 13, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Maria Vera and husband*, Duke Vera by Warranty Deed from Ismael Alba and wife, Jennifer L. Alba of record in Instrument No. 20050512-0053835, Register's Office for Davidson County, Tennessee.

*THE PREVIOUS DEED ERRONEOUSLY SHOWED **DUKE** VERA AS A GRANTEE. THE GRANTEES NAME SHOULD HAVE BEEN **DULCE** VERA. SAID DEED ALSO ERRONEOUSLY STATED THAT DUKE VERA WAS THE HUSBAND OF MARIA VERA. THE CORRECT RELATIONSHIP BETWEEN THE GRANTEES IS MOTHER (Maria) AND DAUGHTER (Dulce).

Subject property has never been the primary residence the Grantor or her spouse.

This conveyance is made subject to any and all matters, restrictions and/or easements of record.

This is improved (X) unimproved ( ) property, known as 357 Margo Lane, Nashville, TN 37211.

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.

Witness my hand this 29 day of January, 2016.

Dulce Francis

Dulce Francis

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor(s), **Dulce Francis**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Lebanon (city), Tennessee (state), this 29 day of January, 2016.

Michelle C Carmel
Notary Public

My Commission Expires: Aug 01, 2018

MICHELE C. CARMEL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY