QUITCLAIM DEED

This deed was prepared based solely upon information supplied by the Grantors, and without the benefit of a title search.

Davidson County DEEDQC
Recvd: 02/17/16 14:42 2 pgs
Fees:12.00 Taxes:0.00
20160217-0015109

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 me on February 16, 2016.

NOTARY PUBLIC

My Commission Expires: 11-6-2017

BRENDA ZITZMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Law Office of John Cobb Rochford, PLLC
2200 Abbott Martin Rd., Suite 201
Nashville, Tennessee 37215

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Olivia Almeraya 219 Chilton Street Nashville, TN 37211	NEW OWNER	133 02 0 258.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Robert Beasley, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents do transfer and convey unto Olivia Almeraya, a married woman, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> BEING Lot No. 23 and part of Lot 24, on the Plan of Nolen Heights Addition to Nashville, of record in Plat Book 332, Page 122, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> SAID Lot No. 23 and part of Lot No. 24 fronts 57 feet on the north side of Chilton Avenue and runs back between parallel lines 160 feet to any alley.
>
> Being the same property conveyed to Robert Beasley from Kevin R. Vaught and wife, Phoumy M. Vaught (formerly Phoumy Plomsopha aka Phuomy Plomsopha) by Warranty Deed dated January 9th, 2014, of record in Instrument No. 20140109-0002451, said Register's Office.
>
> This is property more commonly known as 219 Chilton Street, Nashville, TN 37211.

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

WITNESS my hand on February 16, 2016.

Robert Beasley

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On February 16, 2016 before me personally appeared Robert Beasley to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS MY HAND AND OFFICIAL SEAL ON February 16, 2016.

BRENDA ZITZMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 11-6-2017

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 11-6-2017