BILL GARRETT, Davidson County
Trans:T20160014048 DEEDQC
Recvd: 02/19/16 15:21 3 pgs
Fees:17.00 Taxes:0.00



20160219-0016179

After recording, return documents
and future tax statements to:
Carlota Sifuentes ⟶ NEW OWNER
317 Grovedale Trace
Antioch TN 37013

This instrument prepared by:
Carlota Sifuentes
317 Grovedale Trace
Antioch TN 37013

QUITCLAIM DEED
Under 66-5-103(B)(2)

This indenture, made this 13 day of November , 2015 between the grantor,
Jose Luis Sifuentes married, as his sole and separate property
317 Grovedale Trace
Antioch TN 37013

and the grantee,
Carlota Sifuentes
317 Grovedale Trace
Antioch TN 37013

Witnesseth, that in consideration of the sum of 201,230.00
(Two hundred one thousand and two hundred and thirty dollars)
in hand paid, the receipt of which is hereby acknowledged, the grantor does hereby quitclaim to the grantee all interest in the following land, situated in the County of Davidson , in the State of Tennessee, to wit:
Being Lot 75, Section two in the Harvest Grove, RS-10 Subdivision-Clusther lot option of record in Plat instrument 201405290046065, in Register's Office for Davidson County, Tenessee

Parcel ID: 164070A11300CO
Commonly known as: 317 Grovedale Trace Antioch TN 37013
Subject to:
Subject to all conditions and restrictions recorded Plat instrument 201405290046065, in Register's Office for Davidson County, Tenessee
Source of title: 20150122-0006293
Being the warranty conveyed by warranty deed to Carlota Sifuentes recorded on January 22, 2015 at theRegister's Office for Davidson County, Tenessee.

In witness whereof, the grantor has signed and sealed these presents on the day and year first above written.

Signature	Signature
JOSE LUIS SIFUENTES	CARLOTA ANTONIA SIFUENTES
Print name	Print name
Capacity	Capacity
Signature	Signature
Print name	Print name
Capacity	Capacity

Construe all terms with the appropriate gender and quantity required by the sense of this deed.

STATE OF Tennessee }
COUNTY OF Davidson }

On this 13th day of November, 2015, before me personally appeared Carlota Antonia Sifuentes and Jose Luis Sifuentes, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or persons') free act and deed.

Carlos Moreno
Notary Public
My commission expires:
May 08, 2018

CARLOS MORENO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

OATH OF CONSIDERATION

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 201,230.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Signature

JOSE LUIS SIFUENTES
Print name

Subscribed and sworn to before me this 13 day of NOV, 2015.

Notary Public
My commission expires:
May 08, 2018

CARLOS MORENO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0, Affiant

Subscribed and sworn before me this the
19 Day of Feb, 2016
, Deputy Register