BILL GARRETT, Davidson County
Trans:T20160019254 DEEDQC
Recvd: 03/09/16 10:22 2 pgs
Fees:13.00 Taxes:74.00
20160309-0022512

QUITCLAIM DEED

This instrument was prepared by:
__ANA MOLINA_____ [*Name*]
__312 McCall St Nashville TN 37211_____ [*Street or Postal Address*]
_____ [*City, State, Postal Code*]

Name and address of the new owner (the Grantee):	**ANA MOLINA** **312 McCall St Nashville 37211**
Name and address of the Mortgagee (the holder of a mortgage loan):	**BERTA MARINA MEJIA** **CARLOS MAJANO** **20255 HARTLAND ST** **WINNETKA CA 91306**
Tax map parcel number:	**133-02-0-320.00**
Mail tax bills to:	~~312~~ **McCall St Nashville TN 37211** ~~304~~ x A.M 312 x B.M x C.M

In consideration of Twenty Thousand Dollars and other valuable consideration paid, the receipt f which is acknowledged WE, BERTA MARINA MEJIA, CARLOS MAJANO the Grantor, sell, transfer, and convey to ANA MOLINA, the Grantee, all of my right, title and interest in the following real estate:

IN THE COUNTY OF DAVISON, STATE OF TENNESSEE:
[*legal description*]

LOT 47 PT 48 NOLEN HGTS/ NEIGHBORHOOD CODE AND NAME: 3126 WOODBINE/NOLENSVILLE RE/E THOM LN

No boundary survey of the real estate was made at the time of this conveyance, and the description of it is not different from that shown in any previous deed. FOR PRIOR TITLE, see Book ★, Page _____ in the Register's Office of DAVIDSON County, Tennessee. ★ Instrument # 20070220-0020915
★★

Taxes for the year _____ are assumed by the Grantee.

Property is known as 304 McCALL ST.

THIS CONVEYANCE IS SUBJECT TO MATTERS OF PUBLIC RECORD including the following: (1) governmental zoning and other ordinances and regulations; (2) utility, sewer, drainage, and other easements and stipulations; and (3) subdivision and condominium covenants, conditions, declarations, and other restrictions.

Berta Marina Mejia and Berta M. Fernandez are one and the same people or person.
Carlos Majano, Carlos L. Majano and Carlos Luis Mejano Miranda are one and the same persons.

THIS CONVEYANCE IS ALSO SUBJECT TO (1) the rights of tenants or claims of tenants in possession under oral, or written but unrecorded, leases or other agreements and (2) _____.

Witness my hand this 05 day of March, 2016

Bertanejial
Grantor

Grantor

Acknowledgement

STATE OF California
COUNTY OF Los Angeles

On the 05 day of March, 2016 before me personally appeared Berta Marina Mejia and @de los Luis Majano Miranda the Grantor, 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 or she executed the same as his or her free act and deed.

Notary Public : Jose Mejia

My commission expires: July 02, 2016.

JOSE MEJIA
Commission # 1984120
Notary Public - California
Los Angeles County
My Comm. Expires Jul 2, 2016

Affidavit of Value

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $ 20,000. That amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Grantee

Sworn to and subscribed before me this 8th day of March, 2016.

Notary Public

My commission expires: My Commission Expires September 11, 2017.

SELWYN AMAYA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY