PREPARED BY MICHAEL BERAUDO
After recording, return to:
Patricia Holdridge Beraudo
223 38th Ave. N.,
Nashville, TN 37209

BILL GARRETT, Davidson County
Trans:T20160033281 DEEDQC
Recvd: 04/22/16 13:10 1 pgs
Fees:12.00 Taxes:0.00
20160422-0039343

New property owner/mail tax statements to:
Patricia Holdridge Beraudo, 223 38th Ave. N., Nashville, TN 37209

Property appraisal (tax/APN) parcel identification number:
104-01-0-437.00

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QUITCLAIM DEED

Michael Beraudo ("grantor"), whose tax mailing address is 223 38th Avenue North, Nashville, Tennessee, 37209, for without consideration paid, grants and quit claims to Patricia Holdridge Beraudó ("grantee"), whose tax mailing address is 223 38th Avenue North, Nashville, Tennessee, 37209, with quitclaim covenants, all rights, title, interest in claims the following land in the following real property:

THE FOLLOWING LANDS AND PROPERTY, TOGETHER WITH ALL IMPROVEMENTS LOCATED THEREON, LYING IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, TO WIT: LOT NUMBER 92, REDIVISION OF LOTS 92 AND 93 ON THE PLAN OF WEST GROVE SUBDIVISION OF RECORD IN BOOK 6050, PAGE 578, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION. SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, PROTECTIVE COVENANTS AND MINERAL RESERVATIONS OF RECORD, IF ANY.
Current Source of Title #20141217-0115522

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 22nd day of April, 2016.

Michael D. Beraudo

Signed, sealed and delivered in the presence of:

Witness

Witness

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
M.D.B., Affiant
Subscribed and sworn before me this the
22 Day of April, 2016
Abby Cutts, Deputy Register

State of Tennessee)
) ss.
County of Davidson)

The foregoing instrument was acknowledged by me this 22ND day of April, 2016

by: Michael David Beraudo

who is/are personally known by me or who has/have produced: Tennessee Driver's License as identification and who did not take an oath.

(SEAL)

VALERA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Valera Anderson

Notary Public
State of Tennessee

My Commission Expires: 9/11/2017