SEND TAX STATEMENTS TO
NAME AND ADDRESS OF NEW OWNER:

Blanca L. Rascon Soto
104 Woodland Trail
Smyrna, TN 37167-5851

THIS INSTRUMENT WAS PREPARED
FROM INFORMATION FURNISHED BY
THE PARTIES HEREIN FOR WHICH
THE PREPARER ASSUMES NO
RESPONSIBILITY
PREPARED BY:
TRI-STAR TITLE COMPANY, LLC.
106 EAST COLLEGE STREET
MURFREESBORO, TN 37130

MAP/PARCEL
14814015300

Davidson County DEEDQC
Recvd: 07/13/16 09:07 2 pgs
Fees:12.00 Taxes:0.00
20160713-0071552

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum and amount of ONE and NO/100 ($1.00) DOLLARS, cash in hand paid, and for other good and valuable considerations, the receipt of all of which is hereby acknowledged, I, the undersigned, **MARIA REYNA VARELA, A MARRIED WOMAN,** has this day bargained and do hereby transfer and Quitclaim unto **BLANCA L. RASCON SOTO, an unmarried woman,** her heirs and assigns, a certain tract or parcel of real estate situated in Davidson County, State of Tennessee, and being more particularly described as follows, to-wit:

BEING Lot No. 3 on the Plan of Haywood Forest Subdivision, Section 2, of record in Plat Book 5200, Page 197, of the Register's Office for Davidson County, Tennessee, to which reference is made for more complete details of location and description of said lot.

BEING the same property conveyed Maria Reyna Varela, a married woman, by Quitclaim Deed from Noe Jurado, aka Noe Jurado-Ochoa, on March 9, 2010, and filed for record in Instrument No. 20100312-0018925, said Register's Office. .

Noe Jurado, husband of Maria Varela, joins in this conveyance for the express purpose of conveying all of his right, title and interest, if any, in and to said property to the Grantee, her heirs and assigns.

THIS property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

Property taxes for 2016 shall be assumed in full by the Grantee.

This is improved property known as 4612 Packard Drive, Nashville, TN 37211

IN WITNESS WHEREOF, we have hereunto set our signatures this the 12th day of July, 2016.

Maria Reyna Varela
MARIA REYNA VARELA

Noe Jurado
NOE JURADO

TRUE COPY CERTIFICATION

I, EILEEN SMITH, 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 is a true and correct copy of the original document executed and authenticated according to law.

Eileen Smith
EILEEN SMITH

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, Julie Roberson, a notary public for this county and state, Eileen Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Julie M. Roberson
Notary's Signature

My Commission Expires: 11/15/17

Notary Seal:

JULIE M. ROBERSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE)
: ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Maria Reyna Varela and Noe Jurado,** the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the forgoing (QUITCLAIM DEED) instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Murfreesboro this the 12 day of July, 2016.

Eileen Smith
NOTARY PUBLIC

My Commission Expires: 7/23/18

EILEEN SMITH STATE OF TENNESSEE NOTARY PUBLIC CANNON COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater is $ -0-, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Blanca Rascon
AFFIANT

Sworn to and subscribed before me, this the 12 day of July, 2016.

Eileen Smith
NOTARY PUBLIC

My commission expires: 7/23/18

EILEEN SMITH STATE OF TENNESSEE NOTARY PUBLIC CANNON COUNTY