QUITCLAIM DEED

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 BEFORE ME, THIS THE 23rd DAY OF May, 2016.

Notary Public

MY COMMISSION EXPIRES: 7:Hz 10 U.S.C. 1044a

(AFFIX SEAL)

10 U.S.C. 1044

JUDGE ADVOCATE
UNITED STATES
ARMY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jessica D. Ricalday	**Same**	
(NAME)	(NAME)	**08111049100**
1724 Arthur Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JESSICA D. RICALDAY AND GEOFFREY D. PERALTA (CORRECTLY GEORFFREY D. PERALTA), WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **JESSICA D. RICALDAY,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, ALL OF OUR RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHERLY 33 FEET OF LOT NO. 300 ON THE PLAN OF THE TOWN OF MCGAVOCK, AS OF RECORD IN BOOK 21, PAGE 23, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JESSICA D. RICALDAY AND GEOFFREY D. PERALTA, WIFE AND HUSBAND, BY WARRANTY DEED FROM JOANN BROWN-WILLIAMS AND EDWARD WILLIAMS, MARRIED, OF RECORD IN INSTRUMENT NUMBER 20141002-0091145, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE DATED SEPTEMBER 29, 2014.

THE SAID GEOFFREY D. PERALTA AND GEORFFREY D. PERALTA BEING ONE AND THE SAME.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

BILL GARRETT, Davidson County
Trans:T20160070154 DEEDQC
Recvd: 08/12/16 12:49 3 pgs
Fees:17.00 Taxes:0.00
20160812-0084240

This is
( ) unimproved
(X) improved

property known as **1724 Arthur Avenue, Nashville, TN 37208**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness our hands this the 29 day of June, 2016.

Jessica D. Ricalday

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jessica D. Ricalday**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of June, 2016.

Notary Public

My Commission Expires: 3/6/2018

ROSA SPERANZA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

Georffrey D. Peralta

STATE OF Hawaii)
COUNTY OF Honolulu)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Georffrey D. Peralta**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 02 day of June, 2016.

Notary Public

Deborah L. Denney
SFC, U.S. Army
Paralegal NCO

My Commission Expires:
Title 10 USC 1044

GENERAL POWERS OF NOTARY PUBLIC
JUDGE ADVOCATE
UNITED STATES
ARMY
10 U.S.C. 1044

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212