Davidson County DEEDQC
Recvd: 08/24/16 09:10 3 pgs
Fees:17.00 Taxes:0.00
20160824-0088390

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $-0. Affiant Subscribed and sworn to before me, this 22nd day of August, 2016. Notary Public My commission expires: 9/11/17
THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.	

THIS INSTRUMENT WAS PREPARED BY:
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, SUITE 111
NASHVILLE, TN 37220

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Maria Torres-Hernandez	**New Owner(s)**	**043020A12800CO**
128 Cedarwood Ln	**Same**	
Madison, TN 37115		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **MARIA TORRES- HERNANDEZ AND MICHAEL P. ALEXANDER, WIFE AND HUSBAND ,** " GRANTOR(S)", by these presents, does hereby quitclaim and convey unto **MARIA TORRES-HERNANDEZ,** herein called "GRANTEE(S)", their successors, heirs and assigns all of his rights, title and interests in and to a certain tract or parcel of land in **Davidson County, Tennessee.**

Land in Davidson County, Tennessee, being Unit No. 128, Building "H", as shown on the map entitled Cedarwood Courtyard Homes, Phase Two, of record in Book 5200, page 60, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to William TJ Applegate and Christopher W. Wamble, from The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificate Holders of the CWABS Inc., Asset-Backed Certificates, Series 2007-5, by Special Warranty Deed dated July 14, 2015 of record in Instrument No. 20150810-0079695, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Maria Torres-Hernandez and Michael P. Alexander, wife and husband by Warranty Deed as recorded on the ___ day of _____, 2016 in Instrument No. 20160824-0088388, in the Register's Office of Davidson County, Tennessee. Michael P. Alexander hereby signs to convey any and all interest he may have, marital or otherwise.

This is **improved** property known as: 128 Cedarwood Ln., Madison TN 37115

WITNESS my/our hand(s) this 22nd day of August, 2016.

Maria Torres-Hernandez

Michael P. Alexander

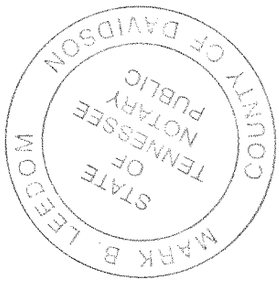
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, **MARIA TORRES- HERNANDEZ AND MICHAEL P. ALEXANDER,** the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of August, 2016.

Notary Public

My Commission Expires: 9/11/17



True Copy Certification

I, Kristen Traini, 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.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19

Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY