QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 08/26/16 09:55 2 pgs
Fees:12.00 Taxes:0.00
20160826-0089437

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 me on August 25th, 2016.

NOTARY PUBLIC

My Commission Expires: 11-6-2017

BRENDA ZITZMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #S
Olivia Almeraya 221 & 223 Chilton Street Nashville, TN 37211	Olivia Almeraya 219 Chilton Street Nashville, TN 37211	133-02-257.00 (as to Lot 1) 133-02-392.00 (as to Lot 2)

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, James R. Carver, a married man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Olivia Almeraya, a married woman, hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lots 1 and 2, NOLEN HEIGHTS, RE-SUBDIVISION OF LOT NO: 24, as shown on plat of record in Plat Book 6200, Page 765, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Dewey Pedigo, Jr., Trustee to James R. Carver, as recorded on the 6th day of December, 1993 in Deed Book 9176, Page 682 and Warranty Deed from Frank W. Marusa and wife Lillian M. Marusa to Gary F. Rettell, James R. Carver, and Curtis K. Abdo, doing business as Family Billiards, as recorded on the 18th day of July, 1983 in Deed Book 6096, Page 598, in the Register's Office of Davidson County, Tennessee.

Grantor, James R. Carver, represents and warrants that the property is not now and never has been the marital residence. Therefore, the grantor's spouse has not acquired any interest in the property.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands on August 25th, 2016.

James R. Carver

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On August 25th, 2016, before me personally appeared James R. Carver 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 executed the same as his free act and deed.

WITNESS MY HAND AND OFFICIAL SEAL ON August 25th, 2016.

NOTARY PUBLIC

My Commission Expires: 11-6-2017

BRENDA ZITZMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I, John Cobb Rochford, 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 a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 11-6-2017