Davidson County DEEDQC
Recvd: 09/06/16 10:35 3 pgs
Fees:17.00 Taxes:0.00
20160906-0093126

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 8/26/16

Notary Public

COMMISSION EXPIRES: 10/9/19
(AFFIX SEAL)

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-9-2019

MTJ-164848

THIS INSTRUMENT WAS PREPARED BY:
Foundation Title and Escrow Mt. Juliet, 541 N Mt. Juliet Rd, Ste. 2202, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NO(S).:
Rachel R. Hernandez and Adrian Hernandez-Lara, wife and husband	Rachel R. Hernandez and Adrian Hernandez-Lara, wife and husband	072 13 0 044.00
(Name) 1025 Cahal Ave. Nashville, TN 37206	1025 Cahal Ave. Nashville, TN 37206	
(Address)		

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned,Rachel R. Paxtor, married, hereinafter referred to as Grantor(s), hereby quitclaim to Rachel R. Hernandez and Adrian Hernandez-Lara, wife and husband his/her/their heirs and assigns forever, all of his/her/their right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit

Land in Davidson County, Tennessee, Being Lot 17, Irvington, as shown on Plat of record in Plat Book 843, Page 60, 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 to Rachel R. Paxtor, married by Warranty Deed from Annie M. Klaver, unmarried dated July 15, 2011 and recorded July 18, 2011 as Instrument No. 201107180054546, in the said Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

The said Rachel R Paxtor and Rachel R. Hernandez are one and the same person

IN WITNESS WHEREOF, the said Rachel R. Paxtor, married has hereunto set his/her/their signature, on this, the 8/26/16.

Rachel R Paxtor now known as Rachel R. Hernandez

Rachel R. Paxtor

Adrian Hernandez Lara

Adrian Hernandez-Lara
STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Rachel R. Paxtor and Adrian Hernandez-Lara, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of August, 2016.

Notary Public

My Commission Expires
March 20, 2018

My Commission Expires:

JAKE CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

(SEAL)

True Copy Certification for Recording Purposes

I, Rebecca Kroger, do hereby make oath that I am 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 of Custodian/Certifier

State of Tennessee County of Davidson SS:

Before me, the undersigned, a notary public for this county and state, personally appeared Rebecca Kroger (certifier), with who I am personally acquainted, and who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Comm exp: _____

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith