QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20160083716 DEEDQC
Recvd: 09/23/16 11:14 2 pgs
Fees:12.00 Taxes:0.00
20160923-0100477

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 day of Sept, 2016.

Notary Public
MY COMMISSION EXPIRES: 3-27-18

(AFFIX SEAL)

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Birthright Title, LLC

2734 N. Mt. Juliet Road, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Maria Del Refugio Loza Rodriguez	SAME AS NEW OWNER	05201027500
(NAME)	(NAME)	
218 Duling Ave.		
(ADDRESS)	(ADDRESS)	
Madison TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Maria Loza**, hereinafter called the Grantor(s), has quitclaimed unto **Maria Del Refugio Loza Rodriguez**, hereinafter called the Grantee(s), their heirs and/or assigns, a certain tract or parcel of land in **Sumner** County, State of Tennessee, described as follows, to-wit:,

Being Lot No. 33 and the northerly one-half (1/2) of Lot No. 34 of Block "B" Power and Roth's Subdivision of Madison Park, as of record in Book 843, page 75, Register's Office for Davidson County, Tennessee.

Said Lot No. 33 and the northerly one-half (1/2) of Lot No. 34 adjoin and front together 75 feet on the West side of Madison Boulevard and run back between parallel lines 145 feet to a dead line.

Being the same property conveyed to Maria Loza by deed from Adriana Loza, married, of record in Instrument No. 20151203-0122011, said Register's Office.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is _X_ improved __ unimproved property known as 738 Madison Blvd., Madison, TN 37115.

Witness my hand this 22 day of September, 2016.

Maria Loza

Maria Loza

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Maria Del Refugio Loza Rodriguez, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22 day of September, 2016.

Notary Public

My Commission Expires: 3-27-18

(SEAL)

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY