THIS INSTRUMENT PREPARED BY:
Richard A. Northcutt, Attorney
217 Pineway Drive
Nashville, TN 37217

This instrument prepared from information by the parties.

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for the transfer is $-0-.

Debbie Lester
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME,
THIS THE 3rd DAY OF ~~September~~ October, 2016.

Notary Public
My Commission Expires: 10-7-19
(AFFIX SEAL)

ANITA LESTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN

FROM:
Marco Juares and wife, Alejandra Juares

TO:
Anthony Juares

ADDRESS OF NEW OWNER:
Anthony Juares
294 Lawndale Dr.
Nashville, TN 37211

SEND TAX BILLS TO:
Anthony Juares
294 Lawndale Dr.
Nashville, TN 37211

MAP-PARCEL NO.:
PARCEL ID #
11904006700

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, Marco Juares, a/k/a Marco Juarez and wife, Alejandra Juares, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Anthony Juares, hereinafter called the GRANTEES, their heirs and assigns all their right, title, and interest in and to that certain tract or parcel of land described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: Being Lot No. 45 on the Plan of Glencliff Estates, Section Four, as of record in Book 1835, Page 79, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said Lot No. 45 fronts 105 feet on the south side of Lawndale Drive and runs back between parallel lines 250 feet to a dead line.

BEING the same property conveyed to Marco Juarez by deed from Yonas Altimimi, of record in Instrument 20090911-0085194, dated September 1, 2009, Register's Office for said County. Marco Juarez and Marco Juares being one in the same person.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

The street address of the Real Property is 294 Lawndale Drive, Nashville, TN 37211,
____ Unimproved/ X Improved real property.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, GRANTORS have caused this QUITCLAIM DEED to be executed on this 3rd day of ~~September~~ October, 2016.

BILL GARRETT, Davidson County
Trans:T20160087299 DEEDQC
Recvd: 10/04/16 14:02 1 pgs
Fees:12.00 Taxes:0.00
20161004-0104741

GRANTORS -

Marco Juares

Alejandra M. Juarez.
Alejandra Juares

STATE OF TENNESSEE
COUNTY OF Davidson
Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Marco Juares and Alejandra Juares, 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 at office, this 3rd day of ~~September~~ October, 2016.

My commission expires: 10-7-19

Notary Public

ANITA LESTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN