BILL GARRETT, Davidson County
Trans:T20160095053 DEEDQC
Recvd: 10/27/16 11:47 2 pgs
Fees:12.00 Taxes:0.00
20161027-0113682

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Mayra Mata, Affiant
Subscribed and sworn before me this the
27 Day of October 2016.
Deputy Register

Instrument prepared by:
MICHAEL K. WALKER
Attorney at Law
341 Harrison Street
Nashville, Tennessee 37219

QUIT CLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
MAYRA MATA 1792 RED JACKET DR. ANTIOCH, TN 37013	WELLS FARGO HOME MORTGAGE P.O. BOX 660278 DALLAS, TX 75266-0278	173-05-0A-228.00-CO

KNOW ALL MEN BY THESE PRESENTS:

That PABLO PEREZ, Grantor, for the express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action filed in the Circuit Court for Davidson County, Tennessee, between MAYRA MATA, Plaintiff, and PABLO PEREZ, Defendant, does hereby demise, release, and forever quitclaim unto the said, MAYRA MATA, her heirs, successors and assigns, all of his title, interest, and estate, legal and equitable, in and to a tract or parcel of land located in Davidson County, Tennessee:

BEING ALL OF LOT NO. 228 ON THE PLAN OF BARNES CROSSING, PLANNED UNIT DEVEOPMENT, ACCORDING TO MASTER DEED APEARING OF RECEORD IN INSTRUMENT NUMBER 20050721-0084791, AND AMENDED INSTRUMNET NUMBER 20051114-0136938, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF LOCATION AND DESCRIPTION OF SAID LOT.

SUBJECT MASTER DEED AND BY-LAWS CONTAINED IN INSTRUMENT OF RECORD IN INSTRUMENT NUMBER 20050721-0084791, IN INSTRUMENT NUMBER 20050805-0092480, AND IN INSTRUMENT NUMBER 20051114-0136938; EASEMENT TO METRO OF RECORD IN INSTRUMENT NUMBER 20050721-0084791, AND IN INSTRUMENT NUMBER 20050811-0095171; CHARTER OF HOMEOWNERS ASSOCIATION INCLUDED IN MASTER DEED AS EXHIBIT B; PLANNED UNIT DEVELOPMENT BOUNDARY OF RECORD IN INSTRUMENT NUMBER 20050128-0010427; AND TO ANY AND ALL MATTERS SHOWN ON SAID MASTER DEED OF RECORD IN INSTRUMENT NUMBER 20050721-0084791, AND AMENDED IN INSTRUMENT NUMBER 20051114-0136938L ALL OF SAID REGISTER'S OFFICE.

Being the same property conveyed to Mayra Mata, herein by cash deed dated 20th day of August, 2012, of record at 20120822-0075417 in said Register's Office Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record.

This is improved property known as 1792 Red Jacket Dr., Antioch, Tennessee 37013-4482.

THIS IS THE SAME DESCRIPTION AS IN THE PREVIOUS DEEDS OF RECORD.

The said MAYRA MATA, hereby agrees to pay and agrees to hold PABLO PEREZ, harmless from one original Deed of Trust Note in favor of Franklin American Mortgage Company, and now Wells Fargo Home Mortgage, said note bearing an original unpaid principal balance of eighty three thousand four hundred sixty dollars ($83,460.00), as evidenced by a Deed of Trust of record filed with Instrument No. 20120822-0075418 recorded on August 22, 2012, Pages 1-9 in the Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration on this transfer is $0.

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named PABLO PEREZ, the Grantor, with whom I am personally acquainted, who acknowledged to me that he executed the within instrument for the purposes therein contained.

PABLO PEREZ
Grantor

Sworn to and subscribed before me
this 26th day of October, 2016

NOTARY PUBLIC

My Commission Expires: 05/08/2018

MICHAEL K. WALKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named MAYRA MATA, the Grantee, with whom I am personally acquainted, who acknowledged to me that she executed the within instrument for the purposes therein contained.

MAYRA MATA
Affiant/Grantee

Sworn to and subscribed before me
this 26th day of October, 2016

NOTARY PUBLIC

My Commission expires: 05/08/2018

MICHAEL K. WALKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY