This instrument prepared by:

Matt Maniatis, Esq
Saenz & Maniatis
2874 Elm Hill Pike
Nashville TN 37214
615-366-1211

Send tax bills to:

Carlos Torres
105 Cedar Ash Court
Antioch, TN 37013

Parcel Number:

164-13-0 001.00

Address of new owner:

Carlos Torres
105 Cedar Ash Court
Antioch, TN 37013

BILL GARRETT, Davidson County
Trans:T20160097999 DEEDQC
Recvd: 11/04/16 14:17 2 pgs
Fees:12.00 Taxes:0.00
20161104-0117180

QUITCLAIM DEED

THIS INDENTURE, made between Maira Jacqueline Miyares hereinafter referred to as the "Grantor" and Carlos Enrique Torres hereinafter referred to as "Grantee."

WITNESSETH:

Grantor, and for other good and valuable consideration in the sum of $1.00, has released and quit claimed, and does hereby bargain, sell remise, release and quitclaim unto the Grantee, the following described premises, to wit:

Land in Davidson County, Tennessee being Lot Number 285 of Asheford Crossing, Section one, of record in Plat Book 7900, Page 937, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Carlos Enrique Torres of record in instrument number 20060609-0068719 and by deed from The Department of Housing and Urban Development.

And being the same property acquired by the Department of Housing and Urban

Development by deed and recorded at instrument number 20060313-0028542 in the Register's Office of Davidson County, Tennessee.

NOW, THEREFORE, the Grantor does hereby transfer and convey, quitclaim and assign forever, all of his/her rights, title and interest in and to the above describe real property.

FURTHER, the Grantee indemnifies the Grantor from any continuing liability on the above-described real property to include any judgments for deficiency from a foreclosure action.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ _____, Affiant
Subscribed and sworn before me this the
4th Day of Nov, 2016
_____, Deputy Register

_____
MAIRA JACQUELINE MIYARES
Grantor

STATE OF_____)
COUNTY OF_____)

Personally appeared before me, a notary public in and for said County and State, the within Grantor, MAIRA JACQUELINE MIYARES, 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.

_____
NOTARY PUBLIC
EX. NO. [illegible]

20-Agosto-2016
Date

My commission expires: Indefinido

OSCAR RAUL MATUTE AZURDIA NOTARIO REPUBLICA DE HONDURAS, C.A. REPUBLICA DE HONDURAS, C.A.