THIS INSTRUMENT IS BEING PREPARED FROM INFORMATION FURNISHED BY THE PARTIES. NO WARRANTIES, EITHER IMPLIED OR EXPRESSED ARE MADE HEREIN.

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel
Ms. Sonia Luna and Kevin Christian Grajeda Sentes	Same as Owner	050 10 0 257.00
3404 Gwen Drive		
Nashville, TN 37207		

THIS INSTRUMENT PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
103 Bluegrass Commons Blvd.
Hendersonville, TN 37075
(615) 822-0030 Fax (615) 264-2019

STATE OF _TENNESSEE_

COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $create joint tenancy.

Affiant

SUBSCRIBED and sworn to before me on this the 14 day of November, 2016.

NOTARY PUBLIC

My Commission expires: 05/22/17

BILL GARRETT, Davidson County
Trans:T20160101805 DEEDQC
Recvd: 11/17/16 12:35 2 pgs
Fees:12.00 Taxes:0.00
20161117-0121378

M V BROOKS-PALMER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, I, **SONIA REBECA SENTES LUNA, unmarried,** hereby convey to **SONIA REBECA SENTES LUNA and KEVIN CHRISTIAN GRAJEDA SENTES (to create joint tenants with right of survivorship)**, all my interest in and to the following land, to wit:

LAND in Davidson County, TN, being described as follows: SAID Tract begins at a point in the Easterly margin of Gwen Drive; said point is 166.66 feet North from centerline of Masonwood Drive; thence East 133 feet North 89 deg. 19 min. to a

point; thence North 75 feet, parallel to Gwen Drive, to a point; thence West 133 feet to the margin of Gwen Drive; thence Southerly 75 feet with the margin of Gwen Drive to the point of beginning.

BEING the same property conveyed to DAVID M. FITTS and wife, SONIA REBECA SENTES LUNA by Quitclaim Deed dated May 4, 2012, and executed by DAVID M. FITTS and recorded as Instrument No. 20120515-0041925, Registers' Office.

The said David M. Fitts having died August 6, 2012, leaving as his sole heir his wife, Sonia Rebeca Sentes Luna.

This is improved property known as 3404 Gwen Drive, Nashville, TN 37207.

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

WITNESS, my hand, this 14 day of November, 2016.

SONIA REBECA SENTES LUNA

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, Sonia Rebeca Sentes Luna, the bargainor, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, TN, this the 14 day of November, 2016.

NOTARY PUBLIC

My Commission Expires: 05/22/17

M. V. BROOKS-PALMER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY