QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20160102117 DEEDQC
Recvd: 11/18/16 10:01 2 pgs
Fees:12.00 Taxes:0.00

20161118-0121747

N-QCD-16-333

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF NOVEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/20/19 (AFFIX SEAL)

NATHAN KEITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brenda Padilla and Carlos Pina	**NEW OWNER**	
(NAME)	(NAME)	**043-14-0-103.00**
432 Neelys Bend Road		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RAQUEL AGUILAR MENDOZA,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRENDA PADILLA AND CARLOS PINA, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the northerly 25 feet of Lot 7 and all of Lot 8, Block F, revised map of Rainbow Terrance Subdivision, as of record in Book 1130, Page 85, Register's Office for Davidson County, Tennessee, and further described by a survey made by Campbell Surveying Co., Inc. dated May 8, 1988 as follows: Said Lot 7 and said part of Lot 8 adjoin and front together 70 feet on the southerly side of Lanier Drive and run back between lines 150 feet on the southerly line of part of Lot 7 and 151.80 feet on the northerly line of Lot 8 along the southerly margin of Yowell Avenue to a dead line in the rear measuring 74.50 feet.

Being the same property conveyed to Raquel Aguilar Mendoza from Fannie Mae a/k/a Federal National Mortgage Association, by Special Warranty Deed of record in Instrument No. 20150311-0020954, Register's Office for Davidson County, Tennessee, dated March 4, 2015 and recorded on March 11, 2010.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **333 Lanier Drive, Madison, Tennessee 37115**.

Witness my/our hand(s) this the 15 day of November, 2016.

Raquel Aguilar

Raquel Aguilar Mendoza

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 15 day of November, 2016.

Notary Public
My Commission Expires: 7-6-2020
(SEAL)

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212