BILL GARRETT, Davidson County
Trans:T20160102804 DEEDQC
Recvd: 11/21/16 12:48 4 pgs
Fees:22.00 Taxes:0.00
20161121-0122648

RECORDING REQUESTED BY:

Rafael Yescas-Abascal

INSTRUMENT PREPARED BY:

Jose Manuel Chavez Jarquin
115 edgemeade blvd
Madison, Tennessee 37115

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

(Above reserved for official use only)

RETURN DEED TO:

Rafael Yescas-Abascal
115 Edgemeade blvd
Madison, Tennessee 37115

SEND TAX STATEMENTS TO:

Rafael Yescas-Abascal
115 Edgemeade blvd
Madison, Tennessee 37115

Tax Parcel/APN # 03413005600

QUIT CLAIM DEED FOR TENNESSEE

STATE OF TENNESSEE

DATE: November 01, 2016

COUNTY OF DAVIDSON

KNOW ALL MEN BY THESE PRESENTS THAT, for and in consideration of the sum of $1.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the below-named grantor (hereinafter **"Grantor"**) hereby quitclaims to the below-named grantee (hereinafter **"Grantee"**) and Grantee's

heirs and assigns forever, all of Grantor's right, title, interest, and claim, and subject to all easements, encumbrances, protective covenants, rights-of-way, mineral rights, and other conditions and restrictions, if any, in or to the following described real estate located at 115 EDGEMEADE blvd, Madison, Davidson county, Tennessee 37115 (the **"Property"**).

Legal Description: Single family home

Grantor: Jose Manuel Chavez Jarquin
Marital Status: Married
Address: 115 edgemeade blvd
Madison, Tennessee 37115

Jose Manuel Chavez Jarquin's Spouse: Sandra D Boles
Address: 115 edgemeade blvd
Madison, Tennessee 37115

Grantee: Rafael Yescas-Abascal
Marital Status: Married
Address: 115 Edgemeade blvd
Madison, Tennessee 37115

Rafael Yescas-Abascal's Spouse: Elvira Chavez-Jarquin
Address: 115 Edgemeade blvd
Madison, Tennessee 37115

Vesting Information / Property Interest: Rafael Yescas-Abascal receives the property from Grantor in fee simple as the sole owner.

Signatures

Grantor signed, sealed, and delivered this Quit Claim Deed to Grantee on November 01, 2016.

Grantor (or authorized agent)
Signed: Jose Manuel Chavez Jarquin
Print Name: Jose Manuel Chavez Jarquin

Grantor's Spouse (or authorized agent)
I, Sandra D Boles, acknowledging receipt of sufficient consideration, hereby waive and release all my rights, title, and interest, if any, in the above Property unto Grantee.
Signed: Sandra D Boles
Print Name: Sandra D Boles

Rafael Yescas-Abascal's Spouse (or authorized agent)
I, Elvira Chavez-Jarquin, acknowledging receipt of sufficient consideration, hereby waive and release all my rights, title, and interest, if any, in the above Property unto my spouse, Rafael Yescas-Abascal.
Signed: Elvira chavez Jarquin
Print Name: Elvira chavez Jarquin

Notary Public

STATE OF TENNESSEE

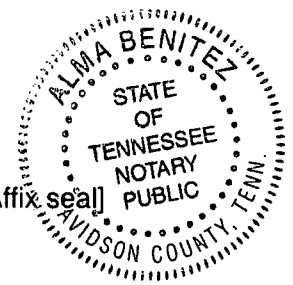
COUNTY OF DAVIDSON

On this the 1st day of November, 2016, the foregoing QUIT CLAIM DEED, entered into as of November 01, 2016, was sworn to and acknowledged before me by the following person(s), known or proven to me to be the person(s) whose name(s) is/are subscribed to within the instrument:

Jose Manuel Chavez-Jarquin, Sandra D Boles, Elvira Chavez-Jarquin

(names of signatories).

WITNESS my hand and official seal.



PRINT: Alma Benitez [Affix seal]

SIGN: _____ My Commission Expires: 12/04/2016

NOTARY PUBLIC

EXHIBIT A or SCHEDULE A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, described as follows, to-wit:

Being the West 160 feet of the South 195 feet of Lot No. 23 and the East 40 feet of the South 190 feet of Lot No. 22 on the Map of the Subdivision of the Edgemeade Farms as of record in Book 547, Pages 89 and 90, Register's Office for said County. Said parts of said lots front 200 feet on the north side of Edgemeade Boulevard and run back between parallel lines 195 feet to a dead line.

Being the same property conveyed to Jose Chavez, a single man, from Wallace Mitchell, a single man, by Warranty Deed recorded on February 10, 1999, in Book 11336, Page 493, Register's Office for Davidson County, Tennessee.

This is property with a common address of **115 Edgemeade Avenue, Madison, TN 37115.**

File No.: **1606-118**
Map & Parcel: **34-13 56**

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