BILL GARRETT, Davidson County
Trans:T20160104113 DEEDQC
Recvd: 11/28/16 09:26 2 pgs
Fees:12.00 Taxes:0.00
20161128-0124210

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $-0-.

Affiant

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

Notary Public

COMMISSION EXPIRES: 4-24-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
FOUNDATION TITLE AND ESCROW SERIES, LLC, 277 Mallory Station Road, Suite 102, FRANKLIN, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Antonio Gutierrez Lagunes (Name)	**Same as Owner**	**075-06-0 056.00**
4276 Samoa Dr. (Address)		
Hermitage, TN 37076		

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, Jesus Gutierrez Lagunes, unmarried, hereinafter referred to as Grantors, hereby quitclaim to Antonio Gutierrez Lagunes, unmarried, their heirs and assigns forever, all of his right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot 302 on the Plan of Hermitage Estates Subdivision, Section 2, as of record in Book 3700, page 23, Register's Office Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jesus Gutierrez Lagunes, unmarried by Quitclaim Deed from Blanca Torres and Jose Martin Moya-Garcia, wife and husband dated May 4, 2011 and recorded May 25, 2011, of record in Instrument No. 20110525-0040087, Register's Office for Davidson County, Tennessee.

This document was prepared without the benefit of a title search.

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

IN WITNESS WHEREOF, has hereunto set her signature, on this, the 15 day of NOV., 2016.

Jesus Gutierrez Lagunes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jesus Gutierrez Lagunes, the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing Quitclaim Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 15 day of NOV., 2016.

NOTARY PUBLIC

ROY A VILLALOBOS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 05/05/2020