# QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans: T20160104592 DEEDQC
Recvd: 11/29/16 08:47 4 pgs
Fees: 22.00 Taxes: 0.00

20161129-0124796

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Stephanie Dame
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF November, 2016.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

RYAN LUX NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 03-03-2020

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Samantha Louise Perez** (NAME) | **Same** (NAME) | |
| **107 Ellington Place, Unit 107** (ADDRESS) | (ADDRESS) | **051-10-0B-039.00CO** |
| **Nashville, TN 37115** (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I, **SALVADOR PEREZ, UNMARRIED, AND SYLVIA A. PEREZ, UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO, **SAMANTHA LOUISE PEREZ, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

**A CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 107 OF ELLINGTON PLACE CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME ESTABLISHED PURSUANT TO THE TENNESSEE HORIZONTAL PROPERTY ACT AS SET FORTH IN TENNESSEE CODE ANNOTATED 66-27-101 ET SEQ., AND AS REFERRED TO AND DESCRIBED IN THE MASTER DEED FOR ELLINGTON PLACE CONDOMINIUMS OF RECORD IN BOOK 6984, PAGE 84, AS AMENDED IN INSTRUMENT NO. 20090603-0051203, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HERE MADE FOR MORE COMPLETE DETAILS OF DESCRIPTION OF SAID PROPERTY, TOGETHER WITH AN UNDIVIDED INTEREST IN THE GENERAL AND LIMITED COMMON ELEMENTS APPURTENANT THERETO. REFERENCE IS HERE MADE TO THE PLAN OF ELLINGTON PLACE CONDOMINIUMS OF RECORD IN BOOK 6250, PAGE 829, SAID REGISTER'S OFFICE WHICH PLAN IS SHOWN AS EXHIBIT "C" TO HEREIN ABOVE REFERENCED MASTER DEED FOR UNIT IDENTIFICATION NUMBERS.**

**BEING THE SAME PROPERTY CONVEYED TO SALVADOR PEREZ AND WIFE, SYLVIA A. PEREZ, BY WARRANTY DEED FROM THE WEST GROUP, INC., A TENNESSEE CORPORATION, OF RECORD IN INSTRUMENT NUMBER 20120927-0088083, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE DATED SEPTEMBER 27, 2012.**

**SALVADOR PEREZ AND SYLVIA A. PEREZ HAVING SINCE DIVORCED THROUGH JUDGMENT OF DISSOLUTION, DATED JANUARY 22, 2016 AND FILED JUNE 8, 2016 IN CASE NUMBER FDI-15-784084, SAN FRANCISCO COUNTY SUPERIOR COURT.**

**THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.**

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is
**( ) unimproved**
**( X ) improved**

property known as **107 Ellington Place, Unit 107, Madison, TN 37115**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness our hands this the 18 day of November, 2016.

Salvador Perez

**Salvador Perez**

STATE OF CALIFORNIA )
COUNTY OF SAN FRANCISCO )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Salvador Perez**, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of NOVEMBER, 2016.

Rodolfo Cortes
Notary Public

My Commission Expires:

RODOLFO CORTES
Commission # 2121127
Notary Public - California
San Francisco County
My Comm. Expires Aug 23, 2019

Sylvia A. Perez

STATE OF CALIFORNIA )
COUNTY OF SAN FRANCISCO )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Sylvia A. Perez**, the within named bargainor, 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.

Witness my hand and official seal, this the 18TH day of NOVEMBER, 2016.

Notary Public

My Commission Expires: 08/23/2019

RODOLFO CORTES
Commission # 2121127
Notary Public - California
San Francisco County
My Comm. Expires Aug 23, 2019

**RETURN TO:**
**Rudy Title & Escrow**
**2012 21st Ave. South**
**Nashville, TN 37212**

**CALIFORNIA JURAT WITH AFFIANT STATEMENT** **GOVERNMENT CODE § 8202**

☑ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], *not* Notary)

1
2
3
4
5
6 Salvador Perez Sylvia A. Perez

*Signature of Document Signer No. 1* *Signature of Document Signer No. 2 (if any)*

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Francisco

Subscribed and sworn to (or affirmed) before me on this 18TH day of NOVEMBER, 2016,
*Date* *Month* *Year*
by
(1) SALVADOR PEREZ
(and (2) SYLVIA A. PEREZ ),
*Name(s) of Signer(s)*

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

RODOLFO CORTES
Commission # 2121127
Notary Public - California
San Francisco County
My Comm. Expires Aug 23, 2019

Signature Rodolfo Cortes
*Signature of Notary Public*

*Seal*
*Place Notary Seal Above*

**OPTIONAL**

*Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.*

**Description of Attached Document**

Title or Type of Document: QUIT CLAIM DEED Document Date: 11-18-2016

Number of Pages: 3 Signer(s) Other Than Named Above: —

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