This Instrument Prepared by & Return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402, Nashville, TN 37214

Davidson County DEEDQC
Recvd: 11/29/16 12:29 1 pgs
Fees:12.00 Taxes:0.00
20161129-0125120

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Tamika J. Lopez** ("Grantor"), a single woman, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Manuel B. Lopez, Jr.,** (Grantee), a single man, all of her rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 1, Cluster Lot Development, Final Plat, Section 1, Walton Oaks Subdivision, as shown by plat appearing of record in Instrument No. 20011206-0134230, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Warranty Deed of record at Instrument Number **20061230-0183678** in said Register's Office.

IN TESTIMONY WHEREOF I/we have executed this instrument the 29th day of **November, 2016.**

Tamika J. Lopez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Tamika J. Lopez**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of **November, 2016.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7.3.17

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$10.00.**

AFFIANT

SUBSCRIBED AND SWORN before me this the 29th day of **November, 2016.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7.3.17

PROPERTY ADDRESS:	213 Walton Lane, Madison, TN 37115
TAX PARCEL NO.:	51-15-C-1.00CO
PROPERTY OWNER:	**Manuel B. Lopez, Jr.**
OWNER'S ADDRESS:	213 Walton Lane, Madison, TN 37115
MAIL TAX BILLS TO:	**owner at property address**

Certificate of Authenticity

I, Ashlee D Page, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/20/19