This instrument prepared by:
Stephanie Messer, esq.
219 B Blue Hills Dr.
Nashville, Tennessee 37214

BILL GARRETT, Davidson County
Trans:T20160105637 DEEDQC
Recvd: 12/01/16 09:46 3 pgs
Fees:17.00 Taxes:0.00
20161201-0125961

The actual consideration and value whichever is greater for this transfer
is $ -0- .

Affiant

STATE OF TENNESSEE
COUNTY OF _____
Sworn to and subscribed before me
This 1ST day of December, 2016.

NOTARY PUBLIC

~~My Commission expires~~: _____

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	Send tax bills to:	Map & Parcel No.
Nube Silvana Ruiz 1411 21st Avenue Nashville, Tennessee 37208	SAME	**081-15-0-096.00**

FOR AND IN CONSIDERATION of Ten Dollars and No/100 ($10.00), cash in hand, and other good and valuable consideration, the receipt of which is hereby acknowledged, and purpose therefore is settlement in an action for divorce and for the express purpose of creating a fee simple, I, Frank Ruiz, by these presents, do hereby quitclaim and convey unto Nube Silvana Ruiz, all my right, title and interest of every kind and description in the hereinbelow described lot, piece or parcel of land, situate, lying and being in the county of Davidson, State of Tennessee, described as follows:

Being Lot No. 15 on the plan of S.A. Champion Subdivision of Lots 85 to 168 and Lots 169 to 228 and Lots 235 to 252, inclusive of the Harding Plan, of record in Book 21, page 80, Register's Office for Davidson County, Tennessee, said subdivision being recorded in Book 161, page 132, said Register's Office, to whichreference is hereby made for a more complete and accurate description.

Being the same property conveyed to Joseph William Gaunt, by deed from Department of Housing and Urban Development, on December 10, 2004, of record in Instrument Number 20041215-0149046, Register's Office for Davidson County,

Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record including the following:

Subject to all matters as shown on the Plan of Record in book 161, page 132, Register's Office Davidson County, Tennessee.

Covenants, conditions, and restrictions as set forth in instrument recorded in Book 21, page 80, Register's Office for Davidson County, Tennessee.

Grantee shall be liable for any and all taxes associated with said real property described hereinabove.

Grantor, Frank Ruiz, hereby conveys to Grantee, Nube Silvana Ruiz, all interest she may have in the hereinabove described property in fee simple, without exception.

Source of Title for Grantor is Instrument No. 20140423-0033931.

IN WITNESS HEREOF, I have executed the foregoing quitclaim deed on this the 26 day of September, 2016.

Frank Ruiz, Grantor

Subscribed and sworn to before me in my presence, this 26 day of September 2016, Notary Public in and for the county of Davidson State of Tennessee

(Signature) Notary Public

My Commission Expires 12/06/2016

ALMA BENITEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said county and State, Frank Ruiz, the within named grantor, 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 purpose therein contained.

The actual consideration for this transfer of real property by Quitclaim Deed is as part of a divorce settlement in Davidson County, Tennessee bearing docket No.: 15D-1454.

Witness my hand and official seal at Nashville, Tennessee, this the 14th **day of** November **, 2016.**

NOTARY PUBLIC
My Commission Expires: 10-07-2019

Grantor's Address:

Frank Ruiz
311 Natchez Court, Apt. B7
Nashville, Tennessee 37211

Grantee's Address:

Nube Silvana Ruiz
1411 21st Avenue
Nashville, Tennessee 37208

MAURA RICCY SERRANO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY