BILL GARRETT, Davidson County
Trans:T20170003833 DEEDQC
Recvd: 01/13/17 14:27 2 pgs
Fees:12.00 Taxes:0.00
20170113-0004386

THIS INSTRUMENT WAS PREPARED BY:
Bankers Title & Escrow Corporation
5107 Maryland Way, Suite 115
Brentwood, TN 37027

New Owner:	Send Tax Bills To:	Map & Parcel No:
Maria G. Galvan-Arias 272 Paragon Mills Road Nashville, TN 37211	Same	134-13-0-266.00

Preparer makes no representative warranties as to the accuracy of the information contained herein, the same having been prepared from information furnished solely by the parties hereto without benefit of a title search.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00) Dollar, cash in hand paid, Rogelio Galvan-Arias, a married man, the Grantor, has bargained and sold, and does hereby transfer, convey and quitclaim unto Maria G. Galvan-Arias and Francisco Chavez, wife and husband, the Grantee, their heirs and assigns forever, all of his rights, title and interests in and to certain real property situated in Davidson County, Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Phase One, Woodland Hills of record in Plat Book 6900, Page (s) 666 through 669, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Maria G. Galvan-Arias, a single woman and Rogelio Galvan-Arias, a married man by Warranty deed from Phyllis Darlene M. Pugh and Jean W. Martin of record in Instrument No. 20060622-0074589 Register's Office for Davidson County, Tennessee, dated June 14 2006 and recorded on June 22, 2006.

Grantor is married, however subject property is not now, nor has ever been, a marital residence and as such is not subject to any homestead, dower, or other marital interest.

This is improved property known as 272 Paragon Mills Road, Nashville, TN 37211.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed for the purposes herein stated by subscribing his signature this 11 day of January, 2017.

Rogelio Galvan Arias
Rogelio Galvan-Arias

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rogelio Galvan-Arias, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 11th day of January, 2017.

NOTARY PUBLIC
My Commission Expires: 03.8.17

MARIA ALFARO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF Tennessee)
COUNTY OF Davidson)

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

AFFIANT

Subscribed and sworn to before me this 11th day of January 2017.

NOTARY PUBLIC
My Commission Expires: 03.8.17

MARIA ALFARO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.