BILL GARRETT, Davidson County
Trans:T20170005723 DEEDQC
Recvd: 01/20/17 10:07 2 pgs
Fees:12.00 Taxes:0.00
20170120-0006441

This instrument prepared by:
Smith.Sholar.Milliken.PLLC
1164 Nashville Pike
Gallatin, TN 37066
Attn: Trudy Milliken

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL. ***ATTN: THIS TRANSFER COULD AFFECT THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.***

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Juan Pedroza	(NAME) New Owner	P/O 034-07-0-049.00
(STREET ADDRESS) 600 Brentmeadow Circle		
(CITY) (STATE) (ZIP) Madison, TN 37115	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged Juan Pedroza and Maria J. Tamayo de Pedroza, husband and wife, Grantor, does hereby quitclaim and convey unto Juan Pedroza and Maria J. Tamayo de Pedroza, husband and wife and Brenda Pedroza Tamayo, unmarried as tenants in common with the rights of survivorship, the Grantee herein, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 179 on the plan of SEC. 5, SHEPHERD HILLS, as shown by plat of record in Plat Book 2854, Page 119, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Juan Pedroza and Maria J. Tamayo de Pedroza, husband and wife by Warranty Deed from Karen Clay, devisee of Aubrey Clay and as Administrator of the Estate of Aubrey F. Clay as recorded in Instrument Number 20161230-0137263, R.O.D.C.

The property address is: 0 East Hill Drive, Madison, TN 37115.

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration for this transfer is $ 0.00

Subscribed and sworn to before me this the 18th day of January, 2017.

Affiant

My commission expires: 9/29/19
(Affix Seal)

Notary Public

KATHERINE LEE Notary Public At Large ROBERTSON COUNTY, TENN.

Witness my hand this 18th day of January, 2017.

Juan Pedroza

Maria J. Tamayo de Pedroza

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of January, 2017, before me personally appeared Juan Pedroza and Maria J. Tamayo de Pedroza, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/free act and deed.

Witness my hand and official seal this 18th day of January, 2017.

Notary Public

9/29/19

My Commission Expires:

