BILL GARRETT, Davidson County
Trans:T20170005903 DEEDQC
Recvd: 01/20/17 14:16 2 pgs
Fees:12.00 Taxes:0.00
20170120-0006642

This instrument prepared by:
The Law Office of Ryan Trammel, PLLC
P.O. Box 683
Lebanon, TN 37088-0683

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

OSMAN MANZANARES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Sworn to and subscribed before me this 09 day of January, 2017.

Notary Public
My commission expires: My Commission Expires JAN. 9, 2018

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 THE LAW OFFICE OF RYAN TRAMMEL, 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.

Address of New Owner:	Send Tax Bills to:	Tax Information
Selvyn N. Amaya 2013 B Lakeview Hermitage, TN 37076	New Owner	119100197.00

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned **Katherine Ramos**, hereby quitclaims and conveys unto **Selvyn N. Amaya**, all of her right, title and interest in and to the following tract or parcel of land in **Davidson** County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lots Nos. 5 and 29 of Block "F" on the Plan of Woodbine Courts, Section 2, not of record, described according to a survey made by Blanchard & Parrish, Engineers, as follows:

Beginning on the Southerly margin of Thompson Lane at the center of Lot Nos. 29 and 30, said point being the Northeast corner of the property conveyed to L.P. Brindley and wife, by deed from Geo B. Waller and wife, of record in Book 1283, page 1012, Register's Office for said County; thence with said Brindley's Easterly line Southwardly 150 feet to the Northeast corner of the property conveyed to June V. Brindley by deed from Robert W. Waller, of record in Book 1279, page 149, said Register's Office, continuing Southwardly and with June V. Brindley's Easterly line 125 feet, in all 275 feet, to the Northerly margin of Collier Avenue; thence with said Avenue, Eastwardly 75 feet to the corner of Lots Nos. 5 and 10; thence with the line between said two lots, Northwardly 137 1/2 feet to the common corner of Lots Nos. 5, 10, 28 and 29, continuing in the same direction and with the line between Lots Nos. 28 and 29, 137 1/2 feet, in all 275 feet, to the Southerly margin of Thompson Lane; thence with said lane, Westwardly 75 feet to the beginning.

INCLUDED IN THE ABOVE-DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING DESCRIBED PROPERTY:

Being Lot No. 8 of Block "F" on the Plan of Woodbine Courts, Section 2, not of record, described according to a survey made by Blanchard and Parrish, Engineers, as follows:

Beginning on the Northerly margin of Collier Avenue at the Southeast corner of the property conveyed to June V. Brindley by deed from Robert W. Waller, of record in Book 1279, page 149, Register's Office for said County, being the corner Lots Nos. 4 and 5; thence with the line between said two lots, Northwardly 125 feet to the Southwest corner of Lot No. 29; thence with the line between said Lots Nos. 5 and 29, Eastwardly 75 feet to the Northwest corner of Lot No. 10; thence with the line between said Lots Nos. 5 and 10, Southwardly 125 feet to the Northerly margin of Collier Avenue; thence with the same Westwardly 75 feet to the beginning.

Being the same property conveyed to Selvyn N. Amaya and Katherine Ramos, husband and wife, by deed from Sara D. Piercey, erroneously identified as "Sara D. Peircey", of record in Instrument No. 20071218014528 3, said Register's Office. Selvyn N. Amaya and Katherine Ramos have since divorced.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

WITNESS my hand this 9 day of January, 2017.

x Katherine Ramos. _____ _____

Katherine Ramos

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Katherine Ramos**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand this 09 day of January, 2017.

_____
Notary Public

My Commission expires:

OSMAN MANZANARES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires JAN. 9, 2018