153561

QUITCLAIM DEED

REBECCA KROGER STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

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 31st day of January, 2017..

Notary Public

COMMISSION EXPIRES: 9-22-20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Foundation Title & Escrow Series, LLC, 381 Mallory Station Rd, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NO(S).:
Luis Angel Cordova-Martinez, a married man	Carlos Tamayo Arellano	120 02 0 015.00
(Name) 1314 Kermit Dr Nashville, TN 37217	1314 Kermit Dr Nashville, TN 37217	
(Address)		

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, Luis Angel Cordova Martinez and wife, Monica A. Taymayo-Soria , hereinafter referred to as Grantor(s), hereby quitclaim to Carlos Tamayo Arellano , a married man his/her/their heirs and assigns forever, all of his/her/their right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit

Being Lot Number 126 on the Plan of Miro Meadows, of record in Plat Book 1424, Pages 94 and 95, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ronald L. Kramer, Jr., an unmarried man and Ronald L. Kramer, Sr. and wife, Marianne Kramer, as joint tenants with right of survivorship by Warranty Deed from Terry Holleman and J. C. Kyle dated October 10, 2002 and recorded October 14, 2002 in Instrument No. 20021014-0125772, in said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to The Secretary of Housing and Urban Development by Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee dated May 7, 2013 and recorded June 22, 2015 in Instrument No. 20150622005971?, pursuant for a foreclosed Deed of Trust dated October 10, 2002 and recorded October 14, 2002 in Instrument No. 20021014-0125773 by Ronald L. Kramer, Jr., Ronald L. Kramer, Sr. and Marianne Kramer, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Luis Angel-Cordova-Martinez, a married man by Special Warranty Deed dated August 6, 2015 from Secretary of Housing and Urban Development and recorded August 11th 2015 in Instrument No. 20150811-0080256, in said Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20170009355 DEEDQC
Recvd: 02/01/17 10:38 2 pgs
Fees:12.00 Taxes:0.00
20170201-0010609

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the undersigned has hereunto set his/her/their signature, on this, the 31 day of January 2017.

Luis Angel Cordova-Martinez

Monica A Tamayo Soria
Monica A. Tamayo-Soria

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, Luis Angel Cordova-Martinez and Monica A. Tamayo-Soria, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31 day of January 2017.

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 7-24-17

(SEAL)

True Copy Certification for Recording Purposes

I, _____, do hereby make oath that I am 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 of Custodian/Certifier

State of Tennessee County of Davidson SS: