FROM: Santiago De La Rosa and wide, Armandina Santana

TO: Daniel Karshenas

BILL GARRETT, Davidson County
Trans:T20170011636 DEEDQC
Recvd: 02/08/17 10:57 2 pgs
Fees:13.00 Taxes:106.56
20170208-0013229

QUITCLAIM DEED

Address of New Owner:
Daniel Karshenas
7031 Willowick Dr
Brentwood, TN 37027

Send Tax Bills To:
OWNER

Map & Parcel:
14707011700

THIS INSTRUMENT WAS PREPARED BY
/RETURN TO:
Advantage Title and Escrow
3325 Aspen Grove Dr, Ste 104
Franklin, TN 37067

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value, whichever greater, for this transaction is $ 28,800.00

affiant

Subscribed and sworn to before me this the _____ day of February , 2017.

Notary Public
Commission Expires:

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

Prepared from information furnished by the parties

I/We, Santiago De La Rosa and wide, Armandina Santana, do hereby quitclaim to Daniel Karshenas , **THEIR** Heirs and Assigns, all my rights, title and interest in the following land located in **DAVIDSON** County, Tennessee described as follows: To-Wit:

SEE EXHIBIT A

Being the same property conveyed to Santiago De La Rosa and wide, Armandina Santana, by Deed of record in Instrument No. 20121231-0120918, said Register's Office.
This is Improved property (X) known as: 357 Flora Maxwell Rd, Nashville, TN 37211

Witness my hand(s) this the 2 day of Feb, 2017.

Santiago De La Rosa

Armandina Santana

Santiago De La Rosa
STATE OF Tennessee
COUNTY OF Williamson
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within , Santiago De La Rosa and Armandina Santana, The bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that THEY executed the within instrument or the purpose therein contained.

Witness my hand and official seal at Franklin, Tennessee, this the 2 day of February, 2017.

Notary Public
Commission Expires:

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

EXHIBIT A

LAND in the 5th, formerly the 7th Civil District, of Davidson County, Tennessee, being the westerly one-half of Lot No. 3 in the subdivision of 4.52 acres owned by Chester Maxwell, described according to a survey made by Z. J. Wilkinson, Surveyor, dated March 12, 1948, as follows:

BEGINNING on the northerly margin of an 18 foot road at the Southeast corner of property conveyed to Alfred Whitlow by Deed from Chester Maxwell and wife, of record in Book 1681, Page 505, Register's Office for said County.

SAID point of beginning being the corner of Lot Nos. 2 and 3; thence, with the line between said lots northwardly 115.3 feet; thence, eastwardly 50 feet to a point; thence, with the line between said lots southwardly 115.3 feet to the northerly margin of an 18 foot road; thence, with the northerly margin of said road, westwardly 50 feet to the BEGINNING.