This Instrument Prepared by & Return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402, Nashville, TN 37214

Davidson County DEEDQC
Recvd: 02/13/17 14:41 2 pgs
Fees:12.00 Taxes:0.00
20170213-0014969

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Aleja Rivera** ("Grantor"), unmarried, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Palemon Villa,** (Grantee), all of his/her rights, title, and interests in the following described real property, to wit:

BEGINNING IN THE SOUTHERLY MARGIN OF RIVER ROAD AT A POINT IN THE SAME BEING THE CORNER OF THE LAND CONVEYED TO MARY HICKS, BY NELL WILLIAMS SCOTT AND HUSBAND, MARCH 07,1952, SEE DEED OF RECORD IN BOOK 2093, PAGE 118, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND WHICH BEGINNING CORNER IS ALSO 105 FEET, EASTERLY OF THE LANDS OF EDD WILLIAMS, THENCE WITH THE SOUTHERLY MARGIN OF SAID RIVER ROAD AND WESTERLY 105 FEET, THENCE SOUTH WITH SAID EDD WILLIAMS LINE WHICH IS ALSO THE WESTERLY BOUNDARY LINE OF THIS TRACT OF LAND THAT IS BEING CONVEYED BY THIS DEED, AND 210 FEET TO A POINT, BEING THE SOUTHERLY BOUNDARY LINE OF THIS TRACT; THENCE WITH THE BOUDARY LINE AND EASTERLY 105 FEET, MORE OR LESS, TO THE LANDS OF MARY HICKS, THENCE WITH THE LINE OF SAID MARY HICKS NORTH 210 FEET, MORE OR LESS, TO THE SOUTHERLY MARGIN OF SAID RIVER ROAD THE PLACE OF BEGINNING.

Seller warrants that this was not their primary residence.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Special Warranty Deed of record at Instrument Number **20120918-0084806** in said Register's Office.

IN TESTIMONY WHEREOF I have executed this instrument the 10 day of **February, 2017.**

Aleja Rivera

Aleja Rivera

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Aleja Rivera**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 10 day of **February, 2017.**

Ashlee D. Page

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/2018

ASHLEE D. PAGE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 10 day of **February, 2017.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-10-20

ASHLEE D PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PROPERTY ADDRESS: **5793 River Rd**
Nashville, TN 37209

TAX PARCEL NO.: 10200003400

PROPERTY OWNER: **Palemon Villa**
OWNER'S ADDRESS: 12339 Old Hickory Blvd
Antioch, TN 37013

MAIL TAX BILLS TO: **Owner at Owner's Address**

Certificate of Authenticity

I, ASHLEE D PAGE, do hereby make oath that I am a licensed attorney and/or 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

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019