THIS INSTRUMENT PREPARED BY:
James L. Grillot
900 S. Gay Street, 4th Floor
Knoxville, TN 37902

AFTER RECORDING RETURN TO:
BridgeTrust Title - BCokley
4400 Harding Road, Suite 400
Nashville, TN 37205
CS1870017

BILL GARRETT, Davidson County
Trans: T20170018052 DEEDQC
Recvd: 03/02/17 10:27 2 pgs
Fees: 12.00 Taxes: 0.00
20170302-0020662

Grantee:
Hilda C. Villatoro
2229 Grandview Avenue
Nashville, TN 37211

Send Tax Bills To:
Hilda C. Villatoro
2229 Grandview Avenue
Nashville, TN 37211

Map & Parcel No.:
11804019000

QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection and the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, we, **Sayuri M. Ramirez f/k/a Sayuri M. Garcia and husband, Jose Arturo Ramirez** ("Grantors"), do hereby quitclaim and convey unto **Hilda C. Villatoro, unmarried** ("Grantee"), her heirs and assigns, all of our right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, and described as follows:

Land in Davidson County, Tennessee, being the easterly part ("the easterly part" erroneously being omitted from the legal descriptions in Instrument No. 2000061-60060019, Instrument No. 20011101-0119676, Instrument No. 20050422-0045226, Instrument No. 20080229-0019898, and Instrument No. 20150622-0059539; correct legal description appears in Instrument No. 20000609-0057546) of Lot No. 28 on the Plan of Rosedale Subdivision of record in Book 547, Page 45, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Said part of said Lot fronts 50.3 feet on the westerly side of Grandview Avenue and runs back between parallel lines measuring 151 feet, more or less, on the north line and 159.2 feet, more or less, on the south line, to a dead line in the rear, said dead line being the east boundary of the property conveyed to James C. Dickens, et ux, by deed of record in Book 3506, Page 181, in said Register's Office.

Being the same property conveyed to Romulo Villatoro, an unmarried man, from David John Williams, by Warranty Deed dated June 7, 2000, of record in Instrument No. 20000609-0057546, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Romulo Villatoro, an unmarried man and Sayuri M. Garcia, a single woman, from Michael J. Philbin, Trustee, by Quitclaim Deed dated June 15, 2000, of record in Instrument No. 20000616-0060019, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Sayuri M. Garcia, unmarried, from Romulo Villatoro, by Quitclaim Deed dated October 31, 2001, of record in Instrument No. 20011101-0119676, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Sayuri M. Garcia, unmarried and Hilda C. Villatoro A.K.A. Ilda C. Villatoro, unmarried, from Victor Hazelwood, Trustee, by Quitclaim Deed dated April 15, 2005, of record in Instrument No. 20050422-0045226, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Hilda C. Villatoro, unmarried, from Sayuri M. Garcia, by Quitclaim Deed of Gift dated January 31, 2008, of record in Instrument No. 20080229-0019898, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Sayuri M. Garcia, unmarried, and Hilda C. Villatoro, unmarried, from Hilda C. Villatoro, by Quitclaim Deed of Gift dated June 22, 2015, of record in Instrument No. 20150622-0059539, in the Register's Office of Davidson County, Tennessee.

This is improved property known as **2229 Grandview Avenue, Nashville, Tennessee 37211.**

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

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this 18th **day of** Feb, **20**17.

Sayuri M. Ramirez f/k/a/ Sayuri M. Garcia

Jose Arturo Ramirez

STATE OF VA

COUNTY OF PRINCE WILLIAM

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Sayuri M. Ramirez f/k/a Sayuri M. Garcia and husband, Jose Arturo Ramirez,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, at office this 18 **day of** FEBRUARY, **20**17.

Notary Public

My Commission Expires: 09-30-2020

NOTARY SEAL

GARRETT SAKOVICH COMMONWEALTH REGISTRATION NO. 7518312 MY COMM. EXPIRES 09/30/2020 OF VIRGINIA NOTARY PUBLIC

STATE OF VA

COUNTY OF PRINCE WILLIAM

The actual consideration for this transfer is **$-0- (Quitclaim Deed)**.

AFFIANT

Subscribed and sworn to before me, this 18 **day of** FEBRUARY, **20**17.

NOTARY PUBLIC

My Commission Expires:
09-30-2020

GARRETT SAKOVICH COMMONWEALTH REGISTRATION NO. 7518312 MY COMM. EXPIRES 09/30/2020 OF VIRGINIA NOTARY PUBLIC