BILL GARRETT, Davidson County
Trans:T20170019446 DEEDQC
Recvd: 03/07/17 10:03 2 pgs
Fees:12.00 Taxes:0.00
20170307-0022329

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

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 27th day of February, 2017.

Notary Public

My commission expires:

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018

THIS INSTRUMENT WAS PREPARED BY
SIGNATURETITLE SERVICES, LLC
4751 Trousdale Dr, Ste 111
Nashville, TN 37220

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Roxanne Moreno	Roxanne Moreno	**149-3 117.00**
6333 Mt. View Rd	6333 Mt View Rd Antioch TN 37013	
Antioch TN 37013		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **EDUARDO MORENO, UNMARRIED AND ROXANNE MORENO, UNMARRIED** " GRANTOR(S)", by these presents, does hereby quitclaim and convey unto **ROXANNE MORENO** called "GRANTEE(S)", his successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in **DAVIDSON** County, State of **Tennessee**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 14-B, on the Plan of Zone Lot Division of Edge O Lake Villa, Lots 9 thru 15, of record in plat Book 5200, Page 644, as amended in Book 6900, Page 376, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Eduardo Moreno and wife, Roxanna Moreno by Warranty Deed from Thomas G. Koppes and wife, Imelda G. Yago-Koppes, in Instrument Number 20021111-0138701, Register's Office for Davidson County, Tennessee. Eduardo Moreno and Roxanna Moreno having since divorced. Roxanne Moreno's name was erroneously spelled as Roxanna Moreno in the prior deed of record.

This is un**improved** property known as **2426 Scott Valley Drive, Nashville, TN 37217.**

WITNESS my/our hand(s) this 27th day of February, 2017.

E. Moreno
EDUARDO MORENO

Roxanne Moreno
ROXANNE MORENO

STATE OF TN

COUNTY OF Davidson

On this 27th day of February, 2017 before me personally appeared **EDUARDO MORENO AND ROXANNE MORENO**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged the he/she/they executed the same as his/her/their free act and deed.

Witness my hand this 27th day of **FEBRUARY, 2017.**

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018

Notary Public

My commission expires: _____