BILL GARRETT, Davidson County
Trans:T20170019446 DEEDQC
Recvd: 03/07/17 10:04 2 pgs
Fees:12.00 Taxes:0.00
20170307-0022330

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.

Stacey Denson Palmer
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	**149-3 118.00**
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:

Being Lot No. 15B, Zone Lot Division of Edge O Lake Villa, Lots 9 thru 15, of record in plat 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, Roxana Moreno by Warranty Deed from Walter J. Rucker, II, unmarried in Instrument Number 20030522-0070091, Register's Office for Davidson County, Tennessee. Eduardo Moreno and Roxanne Moreno having since divorced.
*Roxanne Moreno's name was erroneously spelled as Roxana Moreno on the prior deed of record.

This is un**improved** property known as **2422 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 21th 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 21th day of **FEBRUARY, 2017.**

Stacey Denson Palmer

Notary Public

My commission expires: _____

