THIS INSTRUMENT PREPARED BY:
W. Warner McNeilly, III
Watkins & McNeilly, PLLC
214 Second Ave. North, Suite 300
Nashville, TN 37201-1638
(615) 255-2191

BILL GARRETT, Davidson County
Trans:T20170021046 DEEDQC
Recvd: 03/10/17 15:59 2 pgs
Fees:12.00 Taxes:0.00
20170310-0024069

**QUITCLAIM DEED**

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | PARCEL ID#: |
|---|---|---|
| FELIPE C. de la ROSA, JR., et al.<br>7204 River Bend Rd.<br>Nashville, TN 37215 | SAME | 141120C013.00 |

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer is No Dollars ($-0-).

Felipe C. de la Rosa Jr.
FELIPE C. DE LA ROSA, JR.

SUBSCRIBED AND SWORN to before me, Jeff White, by FELIPE C. de la ROSA, JR. this 1 day of March, 2017.

JEFF WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 16, 2018

Notary Public
My Commission Expires:

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, we, FELIPE C. de la ROSA, JR., and wife, LAURA de la ROSA, do hereby quitclaim and by these presents do transfer and convey all of our right, title and interest in a certain parcel of real estate in Davidson County, Tennessee, described below as follows:

(i) a one-third (1/3) undivided interest to FELIPE C. de la ROSA, JR. and wife, LAURA de la ROSA, as tenants by the entirety; and

(ii) a two-third (2/3) undivided interest to FELIPE C. de la ROSA, JR. and WILLIAM CERRITO, as joint tenants with right of survivorship.

LAND in Davidson County, Tennessee, being Lot No. 13 on the plan of River Bend, of record in Book 6900, page 404, 405 and amended in Book 7465, page 833, Register's Office for said County.

SAID Lot No. 13 fronts 88.14 feet on the southerly margin of River Bend Road and extends back 138.84 feet on the easterly line and 140.48 feet on the westerly line to a broken line in the rear, measuring 88.15 feet thereon.

Being the same property conveyed to Felipe C. de la Rosa, Jr. and wife, Laura de la Rosa, by Deed of record in Book 8581, page 781 and instrument number 20141210-0112882, Register's Office for Davidson County, Tennessee.

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

After this conveyance, the interests in (i) and (ii) above will be held as tenants in common. For example, if Felipe C. de la Rosa, Jr. predeceased Laura de la Rosa and William Cerrito, Laura de la Rosa would own a 1/3 undivided interest as a tenant in common and William Cerrito would own a 2/3 undivided interest as a tenant in common.

**WITNESS** my hand this 01 day of March, 2017.

Felipe C. de la Rosa Jr.
FELIPE C. de la ROSA, JR.

Laura de la Rosa
LAURA de la ROSA

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, JEFF White, a Notary in said state and county, personally appeared FELIPE C. de la ROSA, JR. and LAURA de la ROSA, the within named bargainors, 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 for the purposes therein contained.

Witness my hand, this 1 day of March, 2017.

NOTARY PUBLIC
My Commission Expires 9/10/2018

JEFF WHITE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires SEPT. 10, 2018