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

Davidson County DEEDQC
Recvd: 04/03/17 15:43 2 pgs
Fees:12.00 Taxes:0.00
20170403-0032497

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, **Hector U Arias** ("Grantor"), a married man, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Hector U. Arias and Silvia A. Palacios Benitez, Husband and Wife,** (Grantee), all of his rights, title, and interests in the following described real property, to wit:

BEING Lot No. 109 on the Plan of Debra Heights, Section Two, of record in Book 3700, Page 39, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

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 Warranty Deed of record at Instrument Number 20160915-0097243 in said Register's Office.

IN TESTIMONY WHEREOF I have executed this instrument the 3 day of **April, 2017.**

Hector U Arias

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Hector U Arias**, 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 3 day of **April, 2017.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-10-18

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC 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 3 day of **April, 2017.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-10-18

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

PROPERTY ADDRESS: **4717 Richards Ct.**
Antioch, TN 37013

TAX PARCEL NO.: **14812009400**

PROPERTY OWNER: **Hector U. Arias and Silva Arias, Husband and Wife**
OWNER'S ADDRESS: 4717 Richards Court
Antioch, TN 37013

MAIL TAX BILLS TO: **Owners 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.

Ashlee D Page

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