BILL GARRETT, Davidson County
Trans:T20170030824 DEEDQC
Recvd: 04/12/17 10:27 1 pgs
Fees:12.00 Taxes:0.00

20170412-0035720

QUITCLAIM DEED

This Instrument prepared from information furnished by the parties.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $ 0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of April 2017

Notary Public:

MY COMMISSION EXPIRES: 3/10/19
(AFFIX SEAL)

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Steven A. Myers, Sr. & Jennifer M. Myers	PNC Mortgage	Map 136
3653 Wood Bridge Dr.	P.O. Box 1804	Group 070
Nashville, TN 37217	Dayton, OH 45401-1804	Parcel 178.00

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Nellie Lerma and husband, Jose A. Lerma

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Steven A. Myers, Sr. and wife, Jennifer M. Myers

hereinafter called the GRANTEES, their heirs and assigns, all their right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain tract or parcel of land in Davidson County, in the State of Tennessee, described as follows: Land in Davidson County, Tennessee, being Lot number 393 on the Plan of Priest Lake Park Section 6 of record in Plat Book 5050, Page 21 and 22, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Nellie Lerma and husband, Jose A. Lerma by Special Warranty Deed from The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A., as successor to JPMorgan Chase Bank, N.A., as Trustee for RASC 2003KS7, of record in Instrument 20120330-0027023, said Register's Office, dated March 8, 2012.

This conveyance is subject to any and all existing restrictions and easements of record.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )
This is Improved (X) property, known as 3653 Wood Bridge Drive, Nashville, TN 37217

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 7th day of April, 2017.

Nellie Lerma
Nellie Lerma

Jose A. Lerma
Jose A. Lerma

STATE OF TEXAS
COUNTY OF Bell

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nellie Lerma and Jose A. Lerma, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Killeen, Texas, this 7th day of April, 2017.

My Commission Expires: 10-3-2017

Pamela Otto
Notary Public

Pamela Otto
Notary Public
STATE OF TEXAS
My Commission
Expires 10/03/2017