39-R

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT THE BENEFIT OF A TITLE SEARCH OR TITLE INSURNACE.

BILL GARRETT, Davidson County
Trans:T20170030893 DEEDQC
Recvd: 04/12/17 11:44 2 pgs
Fees:12.00 Taxes:0.00
20170412-0035811

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Agustin Herrera Lozada, unmarried,** hereinafter called the **Grantor,** does hereby quitclaim unto **Araceli Herrera Hernandez, unmarried** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in ~~Sumner~~ DAVIDSON County, Tennessee, described as follows: **To Wit:**

The Land in Davidson County, Tennessee, being Lot No.6 on the map or N.R. Roberts property, described according to a survey thereof made February 11, 1949, by S.E. Davis, surveyor, as follows:

Beginning at a point in the southerly margin of Antioch Pike, said point being 691.98 feet westerly from the common corner of the Jones and Robert property and being the northeast corner of the said Lot No. 6 on the map of the Roberts property, according to said survey by S.E. Davis; thence southerly 180 feet, to an iron pin, thence at right angles westerly 60 feet to an iron pin; thence northerly along a line parallel with the easterly line of said lot, more or less to a point in the southerly margin of Antioch Pike; thence easterly along the southerly margin of said Pike, 60 feet to the point of beginning.

Included therein but expressly excluded from this conveyance is the following described property which was conveyed to the State of Tennessee by deed from A.E. Templeton of record in Book 2864, Page 75, Register's Office for Davidson County, Tennessee as follows:

Beginning at a point in the south margin of Antioch Pike where the lands of Templeton and Nolan Stafford corner and runs with the south margin of Antioch Pike North 74 deg. West 60 feet to a point in the boundary line between the land of Templeton and H.C. Bates; thence with said boundary line South 16 deg. West 12 feet to a point; thence South 74 deg. East 60 feet to a point in the boundary line between the land of Templeton and Stafford said point being 40 feet right of center line Station 2 plus 13 of Antioch Pike; thence with said boundary line North 16 deg. East 12 feet to the point of beginning.

Being the same property conveyed to Agustin Herrera Lozada, by Quitclaim Deed from Maria Araceli Herrera Hernandez, unmarried, dated May 14, 2014 of record in Inst. No. 20140521-0043813, Register's Office, Davidson County, Tennessee. Maria Araceli Herrera Hernandez is the same person as Araceli Herrera Hernnandez.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

The intent of this Quitclaim Deed is to vest title in said property solely in Araceli Herrera Hernandez, unmarried.

This is improved property, known as: 1055 Antioch Pike, Nashville, TN 37013

WITNESS THE EXECUTION HEREOF this 6 day of April, 2017.

Agustin Herrera Lozada
Agustin Herrera Lozada

Araceli Herrera-Hernandez
Araceli Herrera Hernandez

State of TENNESSEE)
County of DAVIDSON)

On this 6 day of April, 2017, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Agustin Herrera Lozada and Araceli Herrera Hernandez**, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5-8-17

KENNETH M. BALLEW STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$0.00** .

Araceli Herrera.
Affiant

Sworn and subscribed before me on this the 6 day of April, 2017.

Notary Public

My Commission Expires: 5-8-17

KENNETH M. BALLEW STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Araceli Herrera Hernandez 1055 Antioch Pike Nashville, TN 37013	Owner	133-8-33