QUITCLAIM DEED

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF May, 2017.

Notary Public

MY COMMISSION EXPIRES: 8/20/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Ave S
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Gretel Garcia	**New Owner**	
(NAME)	(NAME)	**94-1-141**
1109 Lenore Street	**505 Almadale Ct.**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Brentwood, TN 37027**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Gretel Garcia, an unmarried woman,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Gretel Garcia, an unmarried woman,** hereinafter called the Grantee, her heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of the Subdivision of Lot No. 3, N.H. Hobson's Lands, as of record in Book 421, page 78, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Charlene Toomey, unmarried, and Gretel Garcia, unmarried, by Warranty Deed from John Bartow, of record in Instrument No. 20160511-0046655, in the Register's Office for Davidson County, Tennessee. The said Charlene Toomey and Gretel Garcia having since married each other. Subsequently, the said Charlene Toomey died on November 13, 2016, leaving the said Gretel Garcia as her sole heir at law, as evidenced by the Affidavit of Heirship of record in Instrument No. 20170503-0043323, in the Register's Office for Davidson County, Tennessee.

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

This is **improved** property known as: **1109 Lenore Street, Nashville, Tennessee 37206**.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

BILL GARRETT, Davidson County
Trans:T20170037163 DEEDQC
Recvd: 05/03/17 08:59 2 pgs
Fees:12.00 Taxes:0.00
20170503-0043324

Witness my hand this the 1 day of May, 2017.

Gretel Garcia

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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

Witness my hand and official seal at Nashville, Tennessee on this the 1 day of May, 2017.

NOTARY PUBLIC

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 6, 2020

My Commission Expires

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Ave S
Nashville, TN 37212