Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File No. 17040068

KARA J. KRANTZ
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF Tennessee }
COUNTY OF Cheatham }

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $ -0-

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 4th DAY OF May, 20 17.

NOTARY PUBLIC

My Commission expires: 1-10-21

Address of New Owner
Oscar Vasquez Figueroa
2258 Lebanon Pike, Unit 67
Nashville, TN 37214

Send Tax Bills To:
Same

Tax Information:
Map/Parcel
095-03-0A-067.00

Davidson County DEEDQC
Recvd: 05/12/17 11:11 3 pgs
Fees:17.00 Taxes:0.00
20170512-0047344

QUITCLAIM DEED

THIS QUITCLAIM DEED is made this 3rd day of May, 2017, for and in consideration of the sum of Ten and No/100 Dollars, ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Walter S. Vasquez,** Grantor(s), have/has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto **Oscar Vasquez Figueroa**, Grantee(s) his/her/their heirs, successors, and assigns, their entire right, title, and interest in and to a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 67 on the Plan of Magnolia Square Condominuims, according to the Master Deed of record in Book 6685, Page 253, appended as Exhibit "B" to the Master Deed of record in Book 6685, Page 275, said Register's Office to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Oscar Vasquez Figueroa by Warranty Deed from William H. Lightfoot and wife, Trudi P. Lightfoot, dated 11/01/05 and recorded on 11/04/05 in Instrument No. 20051104-0134053, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Walter S. Vasquez by Quitclaim Deed from Oscar Vasquez Figueroa dated 11/27/16 and recorded on 12/05/16 in Instrument No. 20161205-0127392, Register's Office for Davidson County, Tennessee.

This is improved property generally located:
2258 Lebanon Pike, Unit 67, Nashville, TN 37214

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

THIS QUIT-CLAIM DEED IS PREPARED WITHOUT THE BENEFIT OF SURVEY.

THIS QUIT-CLAIM DEED IS PREPARED WITHOUT TITLE EXAMINATIONS.

IN WITNESS WHEREOF, **Walter S. Vasquez** has caused this instrument to be executed, this the 3RD day of MAY, 2017.

Walter S. Vasquez

STATE OF MA.
COUNTY OF SUFFOLK

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Walter S. Vasquez** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he executed the within instrument for the purposes therein contained.

This the 3RD day of MAY, 2017.

My commission Expires: _____

NOTARY PUBLIC

GORDON C. JONES
Notary Public
Commonwealth of Massachusetts
My Commission Expires
August 11, 2017

GORDON C. JONES NOTARY PUBLIC COMMONWEALTH OF MASSACHUSETTS MY COMMISSION EXPIRES AUGUST 11, 2017

True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, L. Broner McCoy, 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.

Signature

State of Tennessee

County of Cheatham

Personally appeared before me, Kara J. Krantz, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 12th day of May, 2017

Notary's Signature

My Commission Expires: 1-10-21

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY