Davidson County	DEEDQC
Recvd: 05/24/17 11:22	2 pgs
Fees:12.00 Taxes:0.00	
20170524-0051667	

MTJ-170997 Ref

QUITCLAIM DEED	STATE OF TENNESSEE COUNTY OF Davidson **The actual consideration for this transfer is $0.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF May, 2017. Notary Public COMMISSION EXPIRES: 3/20/18 (AFFIX SEAL)

JAKE CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY:
FOUNDATION TITLE AND ESCROW SERIES, LLC, 541 N. Mt. Juliet Road, Ste 2202, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Claudia Luna and Juan C. Magana	**Same as Owner**	**148 01 0 202.00**
(Name) **2021 Zion Lane**		
(Address) **La Vergne, TN 37086**	Same as Owner	

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, **Claudia Luna, a married woman**, hereinafter referred to as Grantors, hereby quitclaim to Juan C. Magana and wife Claudia Luna their heirs and assigns forever, all of his right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit:

Being Lot No. 379 on the Plan of Hillbrook, Section 6, of record in Book 4175, page 7, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Claudia Luna and Dalila Luna by Special Warranty Deed from First Tennessee Bank, National Association dated April 30, 2003 and recorded May 12, 2003 as Instrument No. 20030512-0063453, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Claudia Luna by Quitclaim Deed from Dalila Luna dated May 16, 2003 and recorded May 20, 2003 as Instrument No. 20030520-0068889, in said Register's Office for Davidson County, Tennessee. Further Being the same property conveyed to Juan C. magana and wife Claudia Luna by Deed from Claudia Luna filed of record in Instrument Numebes _____ Said registers office

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

IN WITNESS WHEREOF, has hereunto set her signature, on this, the 16th day of May 2017.

Claudia Luna

Claudia Luna Magana

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Claudia Luna aka Claudia Luna Magana, the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing Quitclaim Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 16th day of May, 2017.

NOTARY PUBLIC

My commission expires:

My Commission Expires
March 20, 2018

JAKE CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

True Copy Certification

I Shelly M Smith, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Shelly M. Smith

State of Tennessee/County of Williamson SS:

Personally appeared before me, Rebecca Kroger, a notary public for this County and State, Shelly M Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Kroger
Commission Expires: 9-22-20

REBECCA KROGER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY