Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

THIS INSTRUMENT PREPARED BY:
McCann & Hubbard
1804 Williamson Court, Suite 201
Franklin, TN 37027

BILL GARRETT, Davidson County
Trans: T20170045459 DEEDQC
Recvd: 05/30/17 10:31 2 pgs
Fees: 12.00 Taxes: 0.00
20170530-0053222

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 18 day of May, 2017.

RUSSELL J. McCANN STATE TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: MY COMMISSION EXPIRES JUNE 25, 2017

NOTARY PUBLIC

Address New Owners as Follows:
Carlos Arzate Mandujano
Ana Marie Dominguez Lopez Arzate
355 Brewer Drive
Nashville, TN 37211

Send Tax Bills To:
SAME

Map-Parcel:
162 05 0 014.00

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Ruben Arzate Mandujano,** GRANTOR hereby quitclaims and conveys all of his undivided right, title and interest in the hereinafter described property to **Carlos Arzate Mandujano and wife, Ana Maria Dominguez Lopez Arzate,** GRANTEES, as tenants by the entirety,

Said property conveyed herein is described as follows:

Land in DAVIDSON County, Tennessee, being Lot No. 69 on the Plan of Southwood Subdivision, as of record in Book 2663, Page 125 and 126, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Ruben Arzate Mandujano, by Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association, of record in Instrument No. 20120725-0065465 dated July 25th, 2012, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises. Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee. This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 12 day of May, 2017.

Ruben Arzate

Ruben Arzate Mandujano

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Ruben Arzate Mandujano**, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 12 day of May, 2017.



Notary Public

My Commission Expires: