QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 06/02/17 15:14 3 pgs
Fees:17.00 Taxes:0.00
20170602-0055382

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $1.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 27th DAY OF May, 2017.

NOTARY PUBLIC

My Commission expires: 11/5/2019

CONNIE TAYLOR NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

THIS INSTRUMENT PREPARED BY:

Broker Title & Escrow, LLC 1404 17th Avenue South, Nashville, TN 37212

NAME	ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL
Jody Hodges	New owner	14704009000
8208 Halford Place		
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Juan Magallanes Vazquez and wife, Marilyn McNeece Magallanes, the Grantors

hereinafter referred to as Grantor, by these presents does hereby remise, release and QUITCLAIM unto

Jody Hodges and Karla Hodges, the Grantees

hereinafter referred to as Grantee, all of her right, title and interest in and to a certain tract or parcel of land in **Davidson County**, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee being Lot No. 242, on the Plan of Hillbrook Section 4 as of record in Book 3842, 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 Juan Magallanes Vazquez and wife, Marilyn McNeece Magallanes by Quitclaim Deed from Marilyn McNeece Magallanes and husband Juan Magallanes dated September 18th, 2008 and recorded September 25th 2008 in Instrument No. 20080925-0097696, said Register's Office, Davidson County, TN.

Further being the same property conveyed to Marilyn McNeece Magallanes and husband, Juan Magallanes by Warranty Deed from Jo Ann Vickers and husband, Daniel Lee Wilburn dated May 25th 2004 and recorded June 01st 2004 in Instrument No. 20040601-0063770, Register's Office for said County.

This conveyance is subject to the current year's property taxes, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record. Also, subject to the Deed of Trust dated 9/18/2008 and filed of record in Instrument No. 20080925-0097697, in the Register's Office for Davidson County, Tennessee.

This is improved (X) property, known as: 270 Wallace Road Nashville, TN 37211
(House Number) (Street) (City) (State) (Zip)

SELLER: _____ Print: Juan Magallanes Vazquez

SELLER: _____ Print MARILYN McNEECE MAGALLANES

STATE OF Florida)
) ss.
County of Santa Rosa)

The foregoing instrument was acknowledged before me on the 26th day of May, 2017, MARILYN MCNEECE MAGALLANES

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____
Notary Public

My Commission Expires: Aug 21st, 2020

JACOB HUNTER STEPHENS
MY COMMISSION # GG 022864
EXPIRES: August 21, 2020
Bonded Thru Budget Notary Services

STATE OF Florida)
) ss.
County of Santa Rosa)

The foregoing instrument was acknowledged before me on the 26th day of May, 2017, Juan Magallanes Vazquez.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____
Notary Public

My Commission Expires: Aug 21st, 2020

JACOB HUNTER STEPHENS
MY COMMISSION # GG 022864
EXPIRES: August 21, 2020
Bonded Thru Budget Notary Services

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True Copy Certification

I, Connie Taylor, 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 Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's signature

My Commission Expires: 11/06/2017

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017