Unit #5712

**Prepared by and Return to:**
**Tommy C. Estes, Esq.**
**MANIER & HEROD, a Tennessee Professional Corporation**
**1201 Demonbreun Street, Suite 900**
**Nashville, Tennessee 37203**
**(615) 742-9315**

BILL GARRETT, Davidson County
Trans:T20170065747 DEEDQC
Recvd: 08/01/17 09:45 2 pgs
Fees:12.00 Taxes:0.00
20170801-0077773

# QUITCLAIM DEED

| **ADDRESS NEW OWNER:** | **SEND TAX BILLS TO:** | **MAP/PARCEL** |
|---|---|---|
| Dr. and Mrs. Alfonso Escobar | | 160-14-C |
| 911 Quail Valley Drive | SAME | #7 |
| Brentwood, TN 37027 | | |

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged and pursuant to Tennessee Code Annotated Section 66-1-109, GLADYS ESCOBAR (hereinafter "Grantor"), by these presents and for the purpose of creating an estate of tenancy by the entireties for herself and her husband, ALFONSO ESCOBAR, does hereby quitclaim and convey unto herself and her husband as tenants by the entirety (hereinafter "Grantees"), their successors and assigns, all of her right, title and interest in and to the following described property located in Davidson County, Tennessee, to-wit:

> Unit No. 5712, in Brentwood Trace Condominiums, Section Two, a Horizontal Property Regime, located on Fox Ridge Drive and Stone Brook Drive, Brentwood, Davidson County, Tennessee, as shown on the plat of Brentwood Trace Condominiums, Section Two, recorded in Book 5200, pages 376 and 377, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5818, page 915, Register's Office for Davidson County, Tennessee, to which reference is here made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of Brentwood Trace Condominiums, Section Two, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 5818, page 915, Register's Office for said County, are incorporated in this deed by reference and made a part hereof the same as though copied herein. Also incorporated herein is amendment to By-Laws in Book 5860, page 70.

Being the same property conveyed to Gladys Escobar by Warranty Deed dated May 4, 1983, from Haury & Smith Contractors, Inc., a Tennessee corporation, of record in Book 6053, page 99, in the Register's Office for Davidson County, Tennessee.

**This is improved property known as: 5712 Stone Brook Drive, Nashville, in Davidson County, Tennessee.**

The legal description stated above has been taken from the prior Deed conveying the interest in said property to Grantor. The draftsperson assumes no liability as to the accuracy thereof. This transfer is by quitclaim and Grantor makes no warranties about the title. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS MY HAND this 25 day of July, 2017.

Gladys Escobar
GLADYS ESCOBAR, Grantor

STATE OF TENNESSEE )
COUNTY OF Williamson )

Personally appeared before me Martha S. Mason, a Notary Public of this County, GLADYS ESCOBAR, 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, at office, this 25 day of July, 2017.

MARTHA S. MASON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Martha S. Mason
Notary Public
My Commission Expires: 7/28/19

***This conveyance is exempt from Tennessee recordation tax pursuant to Tennessee Code Annotated, Section 67-4-409(a)(3)(A).***