Davidson County DEEDQC
Recvd: 08/08/17 13:44 3 pgs
Fees:17.00 Taxes:0.00
20170808-0081222

THIS INSTRUMENT
PREPARED BY:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 8th day of August, 2017.

My Commission Expires: _____ NOTARY PUBLIC

Address New Owners as Follows: Hugo Mena Rodriguez
117 FRANCES King Dr
Smyrna TN 37167

Send Tax Bills To: New Owner

Map/Parcel No. 135050039

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Yinet Rodriguez Garcia, unmarried and Juan J. Fundora, unmarried, as joint tenants with rights of ssurvivorship,** GRANTORS, hereby quitclaims and conveys all of his undivided right, title and interest to the hereinafter described property to **Hugo Mena Rodriguez and Karina Perez Flores, husband and wife,** GRANTEES. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot(s) 42, as shown on the map entitled Town Park Estates, of record as Plat Book 3300, page 86, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Beginning on the Northeasterly margin of Honeyhill l Drive at the corner of Lot Numbers 41 and 42; thence with the line between said two lots, Northeasterly 122.57 feet to the corner of Lot Numbers 41 and 42 and 43; thence with the line between Lot Numbers 42 and 43, Northwesterly 114.91 feet to the Southeasterly margin of Southwind Drive; thence with the same, southwesterly 105.38 feet to the beginning of a curve; thence around said curve, having a radius of 25 feet, Southerly 39.27 feet to the Northeasterly margin of Honeyhill Drive; thence with the same, Southeasterly 88.67 feet to the beginning.

Being the same property conveyed to Yinet Rodriguez Garcia, unmarried and Juan J. Fundora, unmarried, as joint tenenats, with rights of survivorship, and not as tenants in common, by Warranty deed from James Roberts, dated 12/28/2012 and filed of record in Instrument No. 20130102-0000260, in the Register's Office for Davidson County, Tennessee.

Improved Property known as: 1715 Southwind Drive, Nashville, TN 37217

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 8th day of August, 2017.

Yinet Rodriguez Garcia

Juan J. Fundora

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, Yinet Rodriguez Garcia and Juan J. Fundora, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this _____ day of August, 2017.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV 8, 2017

Notary Public

My Commission Expires:

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