Davidson County	DEEDQC
Recvd: 08/15/17 11:14	3 pgs
Fees:17.00 Taxes:0.00	
20170815-0083573	

Prepared by/Return to:
Signature Title Services, LLC
4751 Trousdale Drive, Ste 111
Nashville, TN 37220

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $-0.

Affiant

Subscribed and sworn to before me, this 11-25 day of August, 2017.

Notary Public

My commission expires: DEC 27 2017

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number
David Ramirez and Alma Ramirez	**New Owner**	176-02-21.00
5008 Trailwater Drive		
Antioch, TN 37013		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **IRMA DE LA TORRE AND JUAN DE LA TORRE** , " GRANTOR(S)", by these presents, does hereby quitclaim and convey unto **DAVID RAMIREZ AND WIFE, ALMA RAMIREZ,** herein called "GRANTEE(S)", his successors, heirs and assigns all of her rights, title and interests in and to a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 191 of Peppertree Forest Subdivision, Section 15 of record in Plat Book 7900, Page 574, said Register's Office to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Irma De La Torre and Juan De La Torre by QuitClaim Deed dated April 10, 2013 and recorded May 2, 2013 in Instrument Number 20130502-0044100, Register's Office for Davidson County, Tennessee.

Subject to any and all covenants, conditions, restrictions, easements, and encumbrances of record in the Register's Office of Davison County, Tennessee.

This is improved property bearing the street address of 5008 Trailwater Drive, Antioch, TN 37013.

Preparer makes no representation as to the accuracy of the information contained herein, this instrument having been prepared without benefit of title search upon information furnished by the parties hereto.

WITNESS my hand(s) this 11th day of August, 2017.

Irma De La Torre

Juan De La Torre

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **Irma De La Torre and Juan De La Torre**, the within named Grantor(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 official seal at office in Nashville, TN, this 11th day of August, 2017.

Notary Public

My Commission Expires: DEC 27 2017

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, KRISTEN TRAINI, 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 Sumner

Personally appeared before me, Kemberly Powell a notary public for this county and state, KRISTEN TRAINI 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: 3-30-21

Notary's Seal (if on paper)

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY