This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

Davidson County DEEDQC
Recvd: 08/22/17 16:11 2 pgs
Fees:12.00 Taxes:0.00
20170822-0086310

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Teodoro Rodas** ("Grantor"), a married man, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Teodoro Rodas and Maria E. Gutierrez,** (Grantee), husband and wife all of his rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 56, on the plan of Section II, Tulip Grove Subdivision, as shown by plat appearing of record in Plat Book 3700, Page 122, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Warranty Deed of record at Instrument Number **20021210-0152014** in said Register's Office.

IN TESTIMONY WHEREOF I have executed this instrument the 18 day of **August, 2017.**

Teodoro Rodas
Teodoro Rodas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Teodoro Rodas,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 18 day of **August, 2017.**

Ashlee D Page
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/10/18

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00.**

AFFIANT

SUBSCRIBED AND SWORN before me this the 18 day of **August, 2017.**

Ashlee D Page
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/10/18

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

PROPERTY ADDRESS: 633 Des Moines Drive
Hermitage, TN 37076

TAX PARCEL NO.: 75-7-0 65.00

PROPERTY OWNER: Teodoro Rodas and Maria E Gutierrez
633 Des Moines Drive
Hermitage, TN 37076

MAIL TAX BILLS TO: **Owner at Property Address**

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page, 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: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019