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

Davidson County	DEEDQC
Recvd: 09/05/17 09:35	3 pgs
Fees:17.00 Taxes:0.00	
20170905-0090735	

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 25th day of August, 2017.

My Commission Expires: 11/5/2019

NOTARY PUBLIC

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Address New Owners as Follows:
April Gallegos
1206 Ainlay Drive
Nashville, TN 37217

Send Tax Bills To:
New Owner

Map/Parcel No. 10713006900

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **April Gallegos, an unmarried woman,** GRANTOR, hereby quitclaims and conveys all of her undivided right, title and interest to the hereinafter described property to **April Gallegos, an unmarried woman, Oscar Diaz Manzo, an unmarried man and Carlos Torros Pence, an unmarried man, as tenants in common** GRANTEES. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 3176 on the Map of Miro Meadows, Second Addition of record I Book 1424, page 112, Register's Office for Davidson County, Tennessee.

Said Lot No. 317 fronts 86 feet on the North side of Ainlay Drive, and runs back between lines, 175 feet on the West line and 167.4 feet on the East line to a dead line in the rear on which it measures 86.1 feet.

Being the same property conveyed to April Gallegos, an unmarried woman by Quitclaim deed from Les Lazarus, a married man, dated 7/31/2017 and filed of record in Instrument No. 20170807-0080559, in the Register's Office for Davidson County, Tennessee.

Improved Property known as: 1206 Ainlay Drive, Nashville, TN 37217

Said property is conveyed subject to such restrictions, encumbrances, and limitations as August 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 25th day of August, 2017.

April Gallegos

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, April Gallegos, 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 25th day of August, 2017.

Notary Public

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My Commission Expires:
11/5/2019

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