Information was provided from parties involved. No search of public records was performed.

THIS INSTRUMENT PREPARED BY:
Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204

Address New Owner(s)
1441 Pleasant Hill Rd.
Nashville, TN 37214

Send Tax Bills To:
SAME

Map & Parcel No.:
121-00-50.02

Davidson County DEEDQC
Recvd: 09/06/17 09:03 4 pgs
Fees:22.00 Taxes:0.00
20170906-0091433

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, we, **Magaly Estrada Mojica and Valentin Luna Romero** ("Grantors") hereby quitclaim and convey unto **Magaly Estrada Mojica** ("Grantee"), her heirs and assigns, all of our right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

SEE ATTACHED EXHIBIT A

This is improved property known as **1441 Pleasant Rd., Nashville, TN 37214**.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, the Grantor has (Grantors have) caused this instrument to be executed on this 30th day of **August 2017.**

Magaly Estrada Mojica

Valentin Luna Romero by [signature] P.O.A.
Valentin Luna Romero

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of August, 2017, before me, the undersigned, personally appeared Magaly Estrada Mojica, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

[signature] My Commission Expires: 1/8/19
NOTARY PUBLIC

ROBERT HOUSTON ALLEN NOTARY PUBLIC OF TENNESSEE COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

[signature]
AFFIANT

Subscribed and sworn to before me, this 30th day of **August, 2017.**

[signature] My Commission Expires: 1/8/19
NOTARY PUBLIC

ROBERT HOUSTON ALLEN NOTARY PUBLIC OF TENNESSEE COUNTY OF DAVIDSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Geraldine Mercedes Gurdian, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-in-fact for Valentin Luna Romero, the within named bargainor, and that she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Valentin Luna Romero, the bargainor, by the said Geraldine Mercedes Gurdian, as Attorney-in-Fact.

WITNESS my hand and seal, this 30th day of August, 2017.

_____ My Commission Expires: 1/5/19

NOTARY PUBLIC

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Julie Coone
Notary's Signature

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

My commission expires: 5-3-2021

EXHIBIT A

TRACT 1:

Land in the 3rd Civil District of Davidson County, Tennessee, being part of Lot No. 7 on the Plan of the Division of the Waggoner Heirs Property, as of record in Minute Book 1, page 303, County Court, described as follows:

BEGINNING at a point in the westerly margin of Pleasant Hill Road, 332 feet as measured around a slight curve, from the northeast corner of the property conveyed to Charles O. Hooser and wife, as of record in Book 1637, page 161; thence southerly around the margin of said Road, 100 feet; thence leaving the Road, south 87 deg. 30' west 792 feet to a point; thence north 11 deg. East 440 feet to a point in the south line of the Jimmy Dickens Property; thence along the line of said property, north 87 deg. 30' east 528 feet to an iron pin, the point of beginning, containing 4 acres, more or less.

TRACT II:

Land in the 3rd Civil District of Davidson County, Tennessee, being part of Lot 7 on the Plan of the Division of the Waggoner Heirs Property, as of record in Minute Book 1, page 303, County Court for said County, and described as follows:

Beginning at a point in the westerly margin of Pleasant Hill Road, at the southeast corner of a tract conveyed to R.C. Harvey and wife, by deed from Arra B. Hooser, as of record in Book 3764, page 252; thence along Harvey's south line and leaving said Road, south 87 deg. 30' west 792 feet to a point; thence south 11 deg. West 55 feet to a point; thence north 87 deg. 30' east 792 feet to the westerly margin of Pleasant Hill Road; thence with the margin of the same, northerly 55 feet to the point of beginning.

INCLUDED IN THE ABOVE TWO TRACTS OF LAND BUT SPECIFICALLY EXCLUDED THEREFROM IS THE PARCEL OF LAND CONVEYED TO JERRY L. JARNAGAN BY DEED OF RECORD IN BOOK 4264, PAGE 885, SAID REGISTER'S OFFICE AND DESCRIBED AS FOLLOWS:

Land in the 3rd Civil District of Davidson County, Tennessee, being part of Lot No. 7 on the Plan if Division of Waggoner Heirs Property, as of record in Minute Book 1, page 303, Register's Office for Davidson County, Tennessee:

Beginning at a point in the northwesterly corner of the property conveyed to Jerry L. Jarnagan, by deed from Vantrease of record in Book 4259, page 577, said Register's Office; thence South 11 degrees West 495 feet to a point; thence south 87 degrees 30 minutes West 264 feet to a point; thence north 11 degrees east 495 feet to a corner post; thence north 87 degrees 30 minutes east 264 feet to the point of beginning, containing 3.17 acres, more or less.

TRACT III:

Beginning at a point in the westerly margin of Pleasant Hill Road, said point being the southeasterly corner of property conveyed to Ray C. Harvey as of record in Book 3767, page 302, Register's Office of Davidson County, Tennessee; Thence with Harvey's southerly boundary line s 87° 30' W 792 feet to a point in Jarnagan's southwest corner as of record in Book 4264, page 885, said Register's Office and being in Cecil E. Waggoner's east boundary, thence with Waggoner's east boundary line southwardly 110.4 feet; thence eastwardly and parallel to the said Harvey's South boundary line Eastwardly 792 feet to a point in the East margin of said road; Thence with said margin Northwardly 110.4 feet to the point of beginning and containing 2.00 acres, more or less.

Being the same property conveyed to Magaly Estrada Mojica and Valentin Luna Romero by quitclaim deed from Magaly Estrada Mojica, of record in Instrument No. 20120921-0086245, Register's Office for Davidson County, Tennessee.

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.

My commission expires: 5-3-2021