Bill Garrett Davidson County
Batch# 179 DEEDQC
09/11/2017 02:00:28 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20170911-0092933

THIS INSTRUMENT PREPARED BY:
JOSEPH M. BARRETT, ESQ.
RAMSEY THORNTON BARRETT OSBORN, PLC
10200 RAMSEY WAY
DICKSON, TENNESSEE 37055
RT4336-01

Based on the information provided by the parties, no title search was requested or performed.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00) Dollar, cash in hand paid, the receipt of which is hereby acknowledged, we, ELENA R. GARCIA and husband, MIGUEL DELGADO, convey and quitclaim unto MARTHA RUIZ-GARCIA and husband, ANGEL CORREA-MIRANDA, their heirs and assigns, all of our right, title and interest in and to the following described real estate, to wit:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot 719 on the Plat of Charlotte Park, Section Twelve, of record in Book 2900, Page 127-128, Register's Office for said County, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Elena R. Garcia and Miguel Delgado, wife and husband, by deed from Dean Foster and wife, Rebecca D, Foster, and of record in Instrument No. 20080909-0092368, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to all matters on plat of record in Book 2900, Pages 127-128, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property.

WITNESS OUR HANDS this 11 day of September, 2017.

ELENA R. GARCIA

MIGUEL DELGADO

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, ELENA R. GARCIA and husband, MIGUEL DELGADO, with whom I am personally acquainted or who proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 11 day of September, 2017.

LADONNA EVANS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON My Comm. Exp. 6-28-2021

LaDonna Evans
NOTARY PUBLIC

My Commission Expires: _____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer is $ 0 .

AFFIANT

Subscribed and sworn before me this 11 day of September, 2017.

LADONNA EVANS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON My Comm. Exp. 6-28-2021

LaDonna Evans
NOTARY PUBLIC

My Commission Expires: _____

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Map: 102-04-0
Parcel: 070.00

ADDRESS OF NEW OWNERS AND SEND TAX BILLS TO:
MARTHA RUIZ-GARCIA and husband, ANGEL CORREA-MIRANDA
6411 Premier Dr.
Nashville TN 37209

THIS INSTRUMENT PREPARED BY:
JOSEPH M. BARRETT, ESQ.
RAMSEY THORNTON BARRETT OSBORN, PLC
10200 RAMSEY WAY
DICKSON, TENNESSEE 37055
RT4336-01

GRANTEE'S WAIVER OF TITLE SEARCH

TO: RAMSEY THORNTON BARRETT OSBORN, PLC

RE: Davidson County; State of Tennessee; Map 102-04-0, Parcel 070.00

To be conveyed from: ELENA R. GARCIA and husband, MIGUEL DELGADO

(I/We) acknowledge that you have advised (me/us) that you have made no search or examination of the title records related to the real property referenced above nor have you made any representation, express or implied, concerning the status of said title.

(I/We) further acknowledge that you have made no investigation concerning the status of any loan or loans secured by said real estate, or their assumability, whether they contain dragnet or future advance clauses, or whether they are in good standing, and (I/we) accept personal responsibility for the aforesaid determination. I expressly acknowledge that if any loan exists that is secured by a deed of trust or other security instrument, I understand that any change of ownership may violate the terms of said security instrument and permit the bank to call the entire balance due immediately.

(I/We) further acknowledge your advice that " (I/we) should secure evidence of seller's title, either by a certificate of title certified to the date of (my/our) purchase or by an Owner's Title Insurance Policy insuring our title." However, (I/we) decline either form of title evidence and (am/are) willing to accept seller's deed conveying said real property.

(I/We) further acknowledge that you have merely prepared the deed, based solely on information furnished by the (sellers/seller), and have made no independent investigation in connection therewith.

MARTHA RUIZ-GARCIA

ANGEL CORREA-MIRANDA

PLEASE SIGN AND RETURN THIS PAGE TO

RAMSEY THORNTON BARRETT OSBORN, PLC
10200 RAMSEY WAY
DICKSON, TN 37055