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THIS INSTRUMENT WAS PREPARED BY:
Bankers Title & Escrow Corporation
5107 Maryland Way, Suite 115
Brentwood, TN 37027

Bill Garrett Davidson County
Batch# 5228 DEEDQC
09/27/2017 10:41:37 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20170927-0098849

New Owner:	Send Tax Bills To:	Map & Parcel No:
Adonay Giron 116 Old Trinity Lane Nashville, TN 37207	Same	072-15-0-301.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00) Dollar, cash in hand paid, Adonay Giron, the Grantor, has bargained and sold, and does hereby remise, release and forever quitclaim unto my wife, Maria Del Rocio Diaz Ruiz, her heirs and assigns, such of my right, title and interest in and to certain real property situated in Davidson County, Tennessee, as will create a tenancy by the entirety in and to said parcel of land, which is described as follows:

> Land in Davidson County, Tennessee, being described according to a mortgage loan inspection performed by John Kohl dated November 27, 1984, as follows:
>
> Beginning at a point in the Northerly boundary of Riverside Drive at the point it intersects the Southerly boundary of McKennell Drive; Thence South 47 degrees 51' West 133 feet to a point; Thence North 87 degrees 54' West 75.68 feet to a point; Thence North 65 degrees 5' West 43.19 feet to a point; Thence South 47 degrees 51' East 60 feet to a point; Thence North 14 degrees 38' East 35.03 feet to a point; Thence South 87 degrees 54' East 160.18 feet to a point.
>
> Being the same property conveyed to Adonay Giron, a married man by Quitclaim deed from Esmeralda Mejicanos, a single woman of record in Instrument No. 20110210-0011704 Register's Office for Davidson County, Tennessee, dated February 10, 2011 and recorded on February 10, 2011.
>
> This is improved property known as 1436 Riverside Drive, Nashville, Tennessee 37206.

This Quitclaim is made pursuant to the provisions of Section 66-1-109, Tenn. Code Ann., and for the express purpose of creating a tenancy by the entirety in and to the above described property in said Adonay Giron and Maria Del Rocio Diaz Ruiz, husband and wife, so that the entire property, upon the death of either, will pass to the other.

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

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed for the purposes herein stated by subscribing his signature this 25th day of September, 2017.

Adonay Giron

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Adonay Giron, the within named bargainor, 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 Nashville, TN, this 25th day of September, 2017.

Notary Public
My Commission Expires: 11/3/20

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $ 2650.

AFFIANT

Subscribed and sworn to before me this 25 day of September, 2017.

Notary Public
My Commission Expires: 11/3/20