This instrument prepared by:
And return to:

Jeffrey M. Grissim,
Attorney at Law
1222 17th Avenue South
Nashville, TN 37212

Bill Garrett Davidson County
Batch# 6627 DEEDQC
10/02/2017 04:12:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20171002-0100890

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Heidi Sepulveda 247 Wilowen Drive Nashville, TN 37210	SAME AS NEW OWNER	09505006000

This instrument has been prepared by information provided by the parties
No title search was conducted and no representations regarding title have been made by the Drafter

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **I, Christian Fritz**, unmarried, do hereby transfer and convey unto, **Heidi Sepulveda**, married, any and all interest I have in and to the following real estate to that certain land in Davidson County, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of Creekside Heights, of record in Book 2663, Pages 114 and 115, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Christina Fritz and wife, Heidi Fritz, by deed from Phillip D. Hunt and wife, Carole A. Hunt, of record in Instrument No. 20031001-0145045, dated September 29, 2003 and recorded October 1, 2003, Register's Office for Davidson County, Tennessee. Heidi Fritz having since remarried now known as Heidi Sepulveda.

The legal description provided herein is exactly the same as in the prior recorded deed.

This is improved property known as: 247 Wilowen Drive, Nashville, Tennessee 37210.

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

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hands this 22nd day of September, 2017.

CHRISTIAN FRITZ

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 **Christian Fritz**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purpose therein contained.

Witness my hand and official seal on this the 22 day of September, 2017.

Notary Public

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $ 0.00.

Affiant

Subscribed and sworn before me this 27th day of September, 2017.

NOTARY PUBLIC

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020

My Commission Expires: _____

Certificate of Authenticity

I, John Cobb Rochford, 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 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, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 11-6-2017