Bill Garrett Davidson County
Batch# 21539 DEEDQC
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Fees: $17.00 Taxes: $0.00
20171102-0112729

THIS INSTRUMENT PREPARED BY:

GLENN S. MACBETH, Attorney at Law
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:

Alvaro P. Chavez and Ana L. Chavez
4012 Creekside Drive
Nashville, TN 37211

SEND TAX BILLS TO:
Owner

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND GLENN S. MACBETH, ATTORNEY, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL. WHEN EXECUTED THIS DOCUMENT SHOULD BE PROMPTLY RECORDED IN THE REGISTER OF DEEDS OFFICE IN THE COUNTY WHERE THE PROPERTY IS LOCATED.

QUITCLAIM DEED

Map No. 148-13-0; Parcel No. 224.00

THIS INSTRUMENT made and entered into on this the 25th day of October, 2017, by and between **Alvaro P. Chavez, an unmarried man, and Ana L. Chavez, an unmarried woman** ("Grantor"), and **Alvaro P. Chavez, an unmarried man, and Ana L. Chavez, an unmarried woman, as tenants in common with rights of survivorship** ("Grantees");

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 ($1.00) DOLLAR, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantors convey, transfer, release, relinquish, and quitclaim unto Grantees, Grantees' heirs and assigns, all Grantor's right, title and interest in and to the following described real estate, to wit:

LAND in Davidson County, Tennessee, being Lot No. 3 on the Plan of Creekside Manor Subdivision, of record in Plat Book 6200, Page 677, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed by Warranty Deed to Alvaro P. Chavez, an unmarried man, and Ana L. Pulido, an unmarried woman, from Jeffery Duane Harrington and Jordan Austin Harrington, dated September 15, 2006 and filed for record September 19, 2006 in Instrument No. 20060919-0116099, Register's Office of Davidson County, Tennessee. By Quitclaim Deed dated October 22, 2013, the said Alvaro P. Chavez, a married man, who acquired title as unmarried, and his spouse, Mirna E. Rodriguez, and Ana L. Chavez, f/k/a Ana L. Pulido, an unmarried woman, conveyed all of their right, title, claim and interest in said property to Alvaro P. Chavez, a married man, and Ana L. Chavez, an unmarried woman, recorded November 6, 2013 in Instrument No. 20131106-0115050, in said Register's Office. Pursuant to Final Decree of Divorce dated October 26, 2016, Docket No. 16D388, in the Third Circuit Court of Davidson County, Tennessee, any and all interest Mirna E. Rodriguez a/k/a Mirna Esther Rodriguez Beitia had the subject property was divested out of her and vested in Alvaro Pulido Chavez a/k/a Alvaro P. Chavez.

THIS conveyance is made subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property is known as **4012 Creekside Drive, Nashville, TN 37211.**

IN WITNESS WHEREOF, the Grantors have hereunto set their signatures on this the 25th day of October, 2017.

ALVARO P. CHAVEZ

ANA L. CHAVEZ

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, **Alvaro P. Chavez and Ana L. Chavez**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument (Quitclaim Deed) for the purposes therein contained.

Witness my hand and official seal at this 25th day of October, 2017.

Notary Public

CARLOS MORENO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: May 08 2018

AFFIDAVIT

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $0.

Affiant

Sworn to and subscribed before me this 26th day of OCTOBER, 2017.

Notary Public

My Commission Expires: 3/8/2021

EMELINE THRASH
NOTARY PUBLIC
EXPIRES
TENNESSEE
Mar 08, 2021
DAVIDSON COUNTY

Certificate of Authenticity

I, Andria Nesbitt, 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.

Andria Nesbitt

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Katie L. Bell, a notary public for this county and state, Andria Nesbitt who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katie L Bell

Notary's Signature

My Commission Expires: May 20, 2019.

Notary's Seal (If on paper)

KATIE L. BELL NOTARY PUBLIC EXPIRES TENNESSEE DICKSON COUNTY