Bill Garrett Davidson County
Batch# 22521 DEEDQC
11/06/2017 01:26:43 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20171106-0113885

PREPARED BY AND RETURN TO:
Bridgehouse Title
342 Cool Springs Blvd., Suite 202
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration is $0.00

Affiant: _____

Subscribed and sworn before me, this
the 27 day of October, 2017.

Notary Public: _____
My Commission Expires: 01/17/21

EMILY E. KING
NOTARY PUBLIC
TENNESSEE
WILLIAMSON COUNTY

My Commission Expires
January 17, 2021

Address of New Owner:	**Send Tax Bills To:**	**MAP/PARCEL:**
Peter G. Wise, Jr.	First Community Mortgage, Inc.	163-07-0-A-117.00 CO
2227 Dale View Drive	275 Robert Rose Drive	
Antioch, TN 37013	Murfreesboro, TN 37129	

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, **Samuel H. Morales and Aura J. Garcia, a married couple** (hereinafter referred to as "**GRANTORS**") do quitclaim and convey all of their right, title and interest to the hereinafter described property to **Peter G. Wise, Jr. and Melanie K. Wise, husband and wife** (hereinafter referred to as "**GRANTEES**"), their heirs and assigns, in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 117 on the Final Plat of the Resubdivision of Lots 1-11, 61-66, 76-95 & 102-132, Ridgeview UDO, Phase One, as of record in Instrument No. 20120807-0070420, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description of said lot.

Being the same property conveyed to Parkside Builders, LLC, a Tennessee limited liability company, by Warranty Deed from AF PB2, LLC, a Tennessee limited liability company, dated December 9, 2016, of record in Instrument No. 20161219-0132962, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Samuel H. Morales and Aura J. Garcia, a married couple, by Warranty Deed from Parkside Builders, LLC, a Tennessee limited liability company, of record in Instrument No. 20170808-0080844, Register's Office for Davidson County, Tennessee. Said conveyance was incorrect and this Quitclaim Deed is provided to convey property to correct Grantors.

This is improved property known as 2227 Dale View Drive, Antioch, TN 37013.

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

IN WITNESS WHEREOF, this document was executed this 27 day of October, 2017.

Samuel H. Morales

Aura J. Garcia

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 Samuel H. Morales and Aura J. Garcia, 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 for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 27th day of October, 2017.

Notary Public

My Commission Expires: 01/17/21

EMILY E. KINZIG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
January 17, 2021