Bill Garrett Davidson County
Batch# 32653 DEEDQC
12/04/2017 11:17:41 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20171204-0123305

**This instrument prepared by:**
Smith.Sholar.Milliken.PLLC
1164 Nashville Pike
Gallatin, TN 37066

**THIS INSTRUMENT WAS 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 SMITH.SHOLAR.MILLIKEN.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL.** ***ATTN: THIS TRANSFER COULD VOID THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.***

# QUITCLAIM DEED

| Address New Owner(s) as follows: | Send Tax Bills To: | Map Parcel Numbers |
|---|---|---|
| (NAME)<br>Juan L. Lopez and Juan Pablo Lopez Melendez | (NAME)<br>SAME AS NEW OWNER | 05-10-012.00 |
| (STREET ADDRESS)<br>1301 South Graycroft Avenue | (STREET ADDRESS) | |
| (CITY) (STATE) (ZIP)<br>Madison, TN 37115 | (CITY) (STATE) (ZIP) | |

**FOR AND IN CONSIDERATION** of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Juan L. Lopez and Elvira A. Onate, husband and wife,** Grantor, does hereby quitclaim and convey unto **Juan L. Lopez, and Juan Pablo Lopez Melendez as tenants in common with right of survivorship**, the Grantee herein, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 28 on the plan of OAKLAND ACRES, SECTION III, as shown by plat of record in Plat Book 2133, Page 34, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

INCLUDED IN BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING TRACT OF LAND CONVEYED TO METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, OF RECORD IN BOOK 7601, PAGE 715, SAID REGISTER'S OFFICE AND DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, beginning at a point on the southwest corner of Parcel 12 of map 51-10 and lying approximately 25.0 feet east of the existing centerline of South Graycroft Avenue; thence northeasterly with a curve to the right of radius 707.90 feet along existing right of way line for a distance of 163.0 feet to a point; thence North 39°13'25" East for a distance of 32.8 feet to a point; thence southeasterly with a curve to the right of radius 25.0 feet for a distance of 39.27 feet to a point; thence South 50°46'35" East for a distance of 5.0 feet to a point; thence southwesterly with a curve to the left of radius 25.0 feet for a distance of 39.27 feet to a point; thence South 39°13'25" West along proposed right of way line for a distance of 32.8 feet to a point; thence southwesterly with a curve to the left of radius 702.90 feet for a distance of 161.85 feet to a point; thence North 59°21'46" West for a distance of 5.05 feet to the point of beginning and containing therein an area of 1080 square feet, plus or minus.

Being the same property conveyed to Juan L. Lopez and Elvira A. Onate, husband and wife by Deed from Travis Patterson and Michelle Patterson, husband and wife of record in Instrument #201710170106372 in the Register of Deeds of Davidson County, Tennessee.

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

The actual consideration for this transfer is $ 0.00

Subscribed and sworn to before me this the 27th day of November, 2017.

Affiant

My commission expires: 6/20/21
(Affix Seal)

Notary Public

KAYLA HOLDER
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 6/20/21

Witness my hand this 27th day of November, 2017.

Juan L. Lopez

Elvira A. Onate

**Elvira A. Onate**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

On this 27th day of November, 2017, before me personally appeared Juan L. Lopez and Elvira A. Onate, to me known to be the person (s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/free act and deed.

Witness my hand and official seal this 27th day of November, 2017.

Kayla Holder
Notary Public

My Commission Expires: 10/22/2021

KAYLA HOLDER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 10/22/21