THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Andrea Amore
First National Land Transfer, Inc.
701 W. Broad Street
Suite 101
Bethlehem, PA 18018

File No. SVM-17-0456

New Owner: Ivette Esmeralda Rios
3705 Hillbrook Drive
Nashville, TN 37211

Bill Garrett Davidson County
Batch# 34629 DEEDQC
12/07/2017 03:25:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20171207-0125176

--Above This Line Reserved For Official Use Only--

Parcel:1 48 01 0 028.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Ivette Esmeralda Rios f/k/a Ivette Esmeralda Lopez**, A married woman, joined by her husband, **Jesus Trinidad Rios,** hereinafter referred to as "Grantor", does hereby bargain, sell, remise, release, quit claim and convey unto **Ivette Esmeralda Rios**, A Married Woman, hereinafter "Grantee", the following real estate, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

A certain tract or parcel of land in Davidson county, state of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 226 on the Plan of Hillbrook, Section 1, of record in Plat Book 3106, page 42, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

The improvements thereon being known as 3705 Hillbrook Drive, Nashville, Tennessee - 37211.

THIS DOCUMENT CREATES LEGAL CONSEQUENCES, WHICH SHOULD BE DEFINED, DISCUSSED, AND CONFIRMED WITH COMPETENT LEGAL REPRESENTATION. THERE IS NOT ANY ASSURANCE TO THE USER THAT THIS DOCUMENT WILL ACCOMPLISH A PARTICULAR LEGAL RESULT OR OBJECTIVE WITHOUT THE REVIEW OF ALL CIRCUMSTANCES WHICH REQUIRE ITS' COMPLETION.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING ALL OR PART OF THE SAME premises conveyed to Grantor by virtue of a warranty deed from EVELYN BRANDSON JONES, UNMARRIED, dated June 26, 2003, and recorded July 7, 2003, in the for the County of Davidson, as Instrument # 20030707-0093015.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging. I do hereby warrant the title herein conveyed against the lawful claims of all persons claiming the same by, through or under me, but not further or otherwise.

WITNESS Grantor's hand this 15 day of Nov, 2017.

_____
Witness

_____{SEAL}
Name: **Ivette Esmeralda Rios f/k/a Ivette Esmeralda Lopez**

Jesus Trinidad Rios

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 15 day of Nov, 2017, before me, the undersigned officer duly commissioned and qualified, personally appeared Ivette Esmerald Rios f/k/a Ivette Esmeralda and Jesus Trinidad Rios, known to be (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same as his free act and deed.

_____
Notary Public

My Commission expires: 4.28.20

DEREK R TRUELOVE
Notary Public
WILSON COUNTY, State of Tennessee
My Commission Expires April.28, 2020

STATE OF TENNESSEE
COUNTY OF Davidson

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 0 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant: _____

Subscribed and sworn to before me this 17 day of May, 2017.

_____
Notary Public
My Commission expires: _____

DEREK R TRUELOVE
Notary Public
WILSON COUNTY, State of Tennessee
My Commission Expires April 28, 2020

Person or Agency responsible for taxes:
Ivette Esmeralda Rios
3705 Hillbrook Drive
Nashville, TN 37211

True Copy Certification

I, Lea Anne Matz, 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.

Lea Anne Matz
Signature

State of Pennsylvania

County of Lehigh

Personally appeared before me, Justin Davis, a notary public for this county and state, Lea Anne Matz who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/12/19
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Justin Davis, Notary Public
Whitehall Twp., Lehigh County
My Commission Expires Jan. 12, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES