QUITCLAIM DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF OCTOBER, 2017

Notary Public

MY COMMISSION EXPIRES: 3-6-18

(AFFIX SEAL)

G-VRES-17-2949

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South,
Nashville, TN 37212

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Juan Carlos Moctezuma and Kathy Silva Moctezuma	**Owner**	
(NAME) **2949 Anderson Road**	(NAME)	150-05-0-073.00
(ADDRESS) **Hermitage, TN 37217**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, **KATHY MOCTEZUMA AND JUAN CARLOS MOCTEZUMA, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **KATHY MOCTEZUMA AND JUAN CARLOS MOCTEZUMA, AS TENANTS IN COMMON,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF GRANTORS' RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 377 on the Plan of Forest View Park, Section 2 of record in Plat Book 3842, Page 238, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kathy Moctezuma and Juan Carlos Moctezuma, wife and husband, by deed from Christina Byrd, unmarried of record in Document Number 20170901-0090020, Register's Office for Davidson County, Tennessee.

THIS DEED IS INTENDED SOLELY FOR THE PURPOSE OF ALTERING VESTING OF THE OWNERS FROM TENANTS BY THE ENTIRETY TO TENANTS IN COMMON.
This conveyance is subject to any and all existing easements, restrictive covenants and conditions of record.

This instrument was prepared with information supplied by the Grantors. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this instrument.

This is **improved** property known as **2949 Anderson Road, Nashville, TN 37217.**

Bill Garrett Davidson County
Batch# 35345 **DEEDQC**
12/08/2017 09:38:46 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20171208-0125339

Witness my hand this 20 day of October, 2017

Kathy Moctezuma

Juan Carlos Moctezuma

STATE OF Tennessee
COUNTY OF Davidson

On this the 20 day of October, 2017, before me personally appeared **Kathy Moctezuma and Juan Carlos Moctezuma**, to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 20 day of October, 2017.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212