THIS INSTRUMENT PREPARED BY and
When Recorded Please Return To:
Richard Northcutt
217 Pineway Drive
Nashville, TN 37217

File No.: 17-1156

Bill Garrett Davidson County
Batch# 35688 DEEDQC
12/11/2017 10:31:45 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20171211-0125839

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel
Anthony Juares 2704 Grandview Ave. Nashville, TN 37211	NEW OWNER 2704 Grandview Ave. Nashville, TN 37211	#11909005100

THIS INDENTURE made this 7th day of December, 2017 between, **Marco Juarez, a married man**, First Parties and **Anthony Juares, an unmarried man**, Second Parties

WITNESSETH

THAT SAID First Party, for and in consideration of the sum of $0.00 and other good and valuable consideration, to us in hand paid by Second Party, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUITCLAIMED, and do hereby bargain, sell, remise, release and QUITCLAIM unto said party of the second part, the following described premises, to wit:

LAND in Davidson County, Tennessee, being Lot No. 38 on the Revised and Corrected Plan of Thompson and Ring's Subdivision of Edenwold Park as of record in Plat Book 332, Page 29, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Marco Juarez by Tennessee Warranty Deed from Betty O. Williams, Ann Williams Seaver, and James Matthew Williams of record in Instrument 20020924-0116389, said Register's Office, dated September 20, 2002.

Marco Juarez and Marco Antonio Juares being one and the same person.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This is (X) unimproved property known as 2706 Grandview Ave. - Nashville, TN 37211

The preparer of this deed makes no representation as to the status of title to the property described herein. This deed has been prepared solely from information furnished to the preparer who makes no representation other than that it has been accurately transcribed from information provided.

Whenever in the instrument a pronoun is used, it shall be construed to represent either singular or plural as the case may demand.

Witness my hand and seal this 7th day of December, 2017.

Marco Juarez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, the undersigned, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Marco Juarez aka Marco Antonio Juares, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 7th of December, 2017.

Notary Public

My Commission Expires: 3/10/19

(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $0.

Affiant

Subscribed and sworn to before me this 7th day of December, 2017.

Notary Public

My Commission Expires: 3/10/19

