QUITCLAIM DEED

This instrument was prepared by:
GLORIA SANDOVAL AND ROBILIO CRUZ [*Name*]
1944 PORT JAMES CIRCLE [*Street or Postal Address*]
ANTIOCH TN 37013 [*City, State, Postal Code*]

Name and address of the new owner (the Grantee):	**GLORIA SANDOVAL** **1944 PORT JAMES CIRCLE** **ANTIOCH TN 37013**
Name and address of the Mortgagee (the holder of a mortgage loan):	**GLORIA SANDOVAL** **1944 PORT JAMES CIRCLE** **ANTIOCH TN 37013**
Tax map parcel number:	**165-09-0A-060.00-CO**
Mail tax bills to:	**1944 Port James Cir** **Antioch, TN 37013-1524**

Bill Garrett Davidson County
Batch# 36447 DEEDQC
12/12/2017 02:15:49 PM 2 pgs
Fees: $13.00 Taxes: $3.70
20171212-0126699

In consideration of One Thousand Dollars and other valuable consideration paid, the receipt which is acknowledged I, ROBILIO CRUZ the Grantor, sell, transfer, and convey to GLORIA SANDOVAL, the Grantee, all of my right, title and interest in the following real estate:

IN THE COUNTY OF DAVISON, STATE OF TENNESSEE:

LAND IN DAVIDSON COUNTY, TN LOT# 74 SECTION TWO, LAKEWOOD VILLAGE, INSTRUMENT# 200002150015148
Parcel ID/Tax ID 165-09-0A-060.00-CO
Description: Lot 74 Lakewood Village Sec 2 / Neighborhood Code And Name: 6341 Lakewood Village

1944 PORT JAMES CIRCLE
ANTIOCH TN 37013

No boundary survey of the real estate was made at the time of this conveyance, and the description of it is not different from that shown in any previous deed. FOR PRIOR TITLE, see Parcel number 165-09-0A-060.00-CO Page in the Register's Office of Davidson County, Tennessee. Taxes for the year 2017 are assumed by the Grantee.

Instrument # 20030609-0079224

THIS CONVEYANCE IS SUBJECT TO MATTERS OF PUBLIC RECORD including the following: (1) governmental zoning and other ordinances and regulations; (2) utility, sewer,

drainage, and other easements and stipulations; and (3) subdivision and condominium covenants, conditions, declarations, and other restrictions.

THIS CONVEYANCE IS ALSO SUBJECT TO (1) the rights of tenants or claims of tenants in possession under oral, or written but unrecorded, leases or other agreements and (2) _____.

Witness my hand this 12th day of December, 2017.

x Robilio Cruz
Grantor

Acknowledgement

STATE OF Tennessee
COUNTY OF Davidson

On the 12 day of December, 2017, before me personally appeared ROBILIO CRUZ, the Grantor, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that he or she executed the same as his or her free act and deed.

Notary Public My Commission Expires

My commission expires: JUL 05 2021.

Affidavit of Value

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $1,000.00. That amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

x Gloria Sandoval
Grantee

_____
Grantee

Sworn to and subscribed before me this 12 day of December, 2017.

Notary Public My Commission Expires

My commission expires: JUL 05 2021.