Prepared by/Return to:
Signature Title Services, LLC
7065 Moores Ln Ste 160
Brentwood, TN 37027

ALICIA WILSON
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $-0.

Affiant

Subscribed and sworn to before me, this 19th day of December, 2017.

Notary Public

My commission expires: 10/23/19

Bill Garrett Davidson County
Batch# 39558 DEEDQC
12/19/2017 03:42:48 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20171219-0129347

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number
Kenia Castaneda	**New Owner**	**04311021800**
1013 N. Dupont Avenue		
Madison, TN 37115		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged MARIA D. SALTO CARRANZA , " GRANTOR(S)", by these presents, does hereby quitclaim and convey KENIA CASTANEDA and SERGIO CASTANEDA, wife and husband, herein called "GRANTEE(S)", his/her/their successors, heirs and assigns all of his/her/their rights, title and interests in and to a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Archwood Acres, Section Three, of record in Book 8250, Page 83, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Maria D. Salto Carranza by deed from Vidal Galvan dated11/9/12 of record in Instrument No. 201211130104505, Register's Office of Davidson County, Tennessee.

Subject to that Deed of Trust executed by Maria D. Salto Carranza to Peoples Home Equity, Inc. dated 11/9/12 of record in Instrument No. 201211130104506, said Register's Office, securing the original principal amount of $64,509.00, and to any and all covenants, conditions, restrictions, easements, and encumbrances of record in the Register's Office of Davidson County, Tennessee.

For recital purposes, the above-described property bears the street address of 1013 N. Dupont Avenue, Madison, TN 37015.

Preparer makes no representation as to the accuracy of the information contained herein, this instrument having been prepared without benefit of title search upon information furnished by the parties hereto.

WITNESS my/our hand(s) this 19 day of Dec., 2017.

Maria D. Salto Carranza

STATE OF Tennessee
COUNTY OF Sumner

Personally appeared before me, a Notary Public of said County and State, Maria D. Salto Carranza, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in Gallatin, Tennessee this 19 day of December, 2017.

Notary Public

My Commission Expires: 10/23/19

ALICIA WILSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY