Bill Garrett Davidson County
Batch# 42312 DEEDQC
12/28/2017 10:15:38 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20171228-0131779

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map Parcel Nos.
Luis Monterroso 260 Cedar Creek Drive Nashville, TN 37211	Transland Financial Svc. Inc. 2700 Westhall Lane, Ste 210 Maitland, FL 32751 7294	Parcel ID: 17301000200
Olivia Casasola 260 Cedar Creek Drive Nashville, TN 37211		

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, LUIS MONTERROSO, by these presents do hereby quitclaim and convey unto LUIS MONTERROSO and OLIVIA CASASOLA, their successors and assigns, as tenants in common, all my right, title and interest in and to the following tract of land:

> Land in Davidson County, Tennessee, being Lot 85 on the Plan of Cedarwood Estates, Section Two, of record in Plat Book 4860, Page 58, said Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Together with the easement established by the Joint Driveway Easement of record in Book 5600, Page 246, said Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Luis Monterroso by deed from John D. Clegg and wife, Justine M. Clegg, of record as Instrument No. 20010709 0072806, said Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out in any applicable plat of record.
>
> This property is improved property known as 260 262 Cedar Creek Drive, Nashville, TN 37211.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness my hand this 6th day of December, 2017.

LUIS MONTERROSO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, LUIS MONTERROSO, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witnessed my hand and official seal at Nashville, TN, this 6th day of December, 2012.

NOTARY PUBLIC

DONNA M. BARNES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 3-10-19

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

Sworn to and subscribed before me this 6th day of December, 2017.

NOTARY PUBLIC

My Commission Expires: 3/10/19

DONNA M. BARNES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY:

H. DAVID KITTRELL, ESQ.
COMMUNITY LAW GROUP, PLLC
2604 Nolensville Pike, Suite C
Nashville, TN 37211
(615) 781 6881

From information provided by parties.
Preparer makes not warranty as to title.