RECORD AND RETURN TO:
Magnolia Title & Escrow, Inc.
1104 Fatherland St.
Nashville, TN 37206

Bill Garrett Davidson County
Batch# 42736 DEEDQC
12/29/2017 12:22:49 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20171229-0132377

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

R Walters
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF December, 2017.

Tabatha Edwards
NOTARY PUBLIC

My commission expires: 11-5-19

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY:
Magnolia Title & Escrow, Inc., 1104 Fatherland St., Nashville, TN 37206

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alejandro Vicencio Ramirez 1005 Stockell St Nashville Tn 37207	NEW OWNER	082 03 0 207.00

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), the undersigned, **Catherine Ashley Warbington, unmarried** hereinafter called the Grantor(s), have quitclaimed and sold and by these presents do hereby remise, release and quitclaim unto Alejandro Vicencio Ramirez, **unmarried** their heirs and assigns, all their right, title and interest in that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee being the northerly 10 feet of Lot No. 39 and the southerly 40 feet of Lot No. 40 on the map of the Benedict Land Company's subdivision of the Lindsley Tract, as of record in Book 332, Page 40, Register's Office for said County.

Said parts of Lots Nos. 39 and 40 front together 50 feet on the easterly side of Stockell Street and run back between parallel lines 170 feet to an alley.

Being the same property conveyed to Gwendolyn Telfair by Warranty Deed from Ernestine R. Foster aka Ernestine Ross Foster, recorded November 22, 2004 in Instrument No. 20041122-0139579, in the Register's Office for Davidson County, Tennessee.

Being further conveyed to Catherine Ashley Warbington and Alejandro Vicencio Ramirez, as joint tenants with rights of survivorship, by Deed from Gewndolyn Telfair, unmarried, dated July 26, 2017, recorded July 28, 2017, and appearing of record in Instrument No. 20170728-0076808, Register's Office for Davidson County, Tennessee.

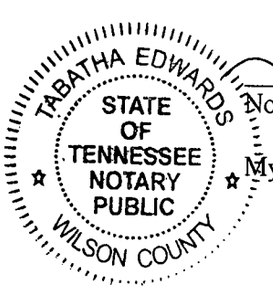
WITNESS OUR HAND, this 5th day of December, 2017.

Catherine Ashley Warbington

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Catherine Ashley Warbington, the bargainor(s), with whom I am personally acquainted (or proved to me her identity on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand this 5th day of December, 2017.



Notary Public

My commission expires: 11-5-19