Bill Garrett Davidson County
Batch# 45330 DEEDQC
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Fees: $12.00 Taxes: $0.00
20180108-0002274

This instrument prepared by:
M Todd Cathey, Attorney
311 E. Main Street, Ste 5
Hendersonville, TN 37075

THIS INSTRUMENT IS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS DONE IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT. THE PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN HEREIN.

QUITCLAIM DEED

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL
Jose Manuel Esquivel	Same	34-14A-45.00
1809 Stable Ct.		
Madison, TN 37115		

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100, cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **M R STOKES,** the grantors herein, does hereby Quitclaim and convey unto the said **JOSE MANUEL ESQUIVEL,** the Grantee herein, their successors, heirs and assigns, all of her/his/their right, title and interest in and to that certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 45, FINAL CLUSTER PLAT OF CUMBERLAND BEND, as shown on plat of record in Instrument No. 20091231-0118971, in the register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
Being a portion of the same property conveyed to M. R. Stokes by Trustee's Deed from Jerry P Spore, acting as Trustee, recorded on the 2nd day of November 2009 in Instrument No. 20091102-0100813, register's Office, Davidson County, Tennessee.

THIS CONVEYANCE is made subject to any and all applicable restrictions, easements and building setback lines as are shown in the records of said county and all the estate, right, title and interest of the party of the First therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims therein to the said party of the Second, his/her/their heirs and assigns forever.

This is unimproved property known as 1809 Stable Court, Madison, TN 37115

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value which ever is greater for this transfer is *$0.00*

Subscribed and sworn to before me this the 3rd day of January, 2018.

Affiant

My commission expires: 2/25/20

Notary Public

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE My Commission Expires

WITNESS my hand on the 3rd day of January, 2018.

M R STOKES

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said county and state, the within named **M R STOKES**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of January, 2018.

My Commission Expires: 2/25/20

Notary Public

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE My Commission Expires