QUITCLAIM DEED

This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search.

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Affiant

Subscribed and sworn to me on ~~December~~ January 9, 2018.

NOTARY PUBLIC

My Commission Expires: 11-8-2021

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Techie G. Benavides 3416 Timber Trail Drive Antioch, Tennessee 37013	Countrywide Home Loans, Inc. 4500 Park Granada Calabasas, CA 91302-1613	150-3-28

Bill Garrett Davidson County
Batch# 46530 DEEDQC
01/10/2018 10:08:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180110-0003248

KNOW ALL MEN BY THESE PRESENTS that Luzviminda Balingit Rinoza, unmarried, hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Techie G. Benavides, unmarried, hereinafter called **"GRANTEE,"** his successors and assigns, her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 14, on the Plan of Section 2, the Country, as shown on plat of record in Plat Book 5050, Page 40, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Marie L. LeBlanc, by deed of record in Book 9955, Page 952, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Techie G. Benavides, by warranty deed from Marie L. LeBlanc, of record in Instrument No. 200009010087003, Register's Office for Davidson County, Tennessee. *

This is improved property known as 3416 Timber Trail Drive, Antioch, Tennessee 37013.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand on December 26th, 2017.

Luzviminda Balingit Rinoza

STATE OF Tennessee

COUNTY OF Davidson

On December 26, 2017, before me personally appeared Luzviminda Balingit Rinoza, 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 for the purposes therein contained.

Witness my hand and official seal on December 26, 2017.

My Commission Expires: 3/6/2018

COLLEEN SINGLETON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC Exp 3/6/2018

* Grantor was previously married to Grantee. The parties were divorced by final decree in Docket No. 17D-131, Circuit Court for Davidson County, TN. The purpose of this instrument is for Grantor to convey to Grantee any interest Grantor has in the property.

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Dianne R. Kirby, a notary public for this county and state, John Cobb Rochford who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 09-07-21

Notary's Seal (If on paper)

DIANNE R. KIRBY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY