Instrument prepared by:
MICHAEL K. WALKER
Attorney at Law
341 Harrison Street
Nashville, Tennessee 37219

Bill Garrett Davidson County
Batch# 52049 DEEDQC
01/26/2018 04:12:01 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180126-0008629

QUIT CLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
ALMA J. SALDANA 633 GAYLEMORE DR. GOODLETTSVILLE, TN 37072	REGIONS MORTGAGE P.O. BOX 18001 HATTIESBURG, MS 39404	00715000300

KNOW ALL MEN BY THESE PRESENTS:

That EDWARD A. SALDANA, II, Grantor, (being one and the same as EDWARD ANTONIO SALDANA, II) for the express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action filed in the Third Circuit Court for Davidson County, Tennessee, Docket No. 17D1811, between ALMA JARITZA SALDANA, Plaintiff, (being one and the same as ALMA J. SALDANA) and EDWARD ANTONIO SALDANA, II, Defendant, does hereby demise, release, and forever quitclaim unto the said, ALMA J. SALDANA, a single person, her heirs, successors and assigns, all of his title, interest, and estate, legal and equitable, in and to a tract or parcel of land located in Davidson County, Tennessee, and being more particularly described as follows, to wit:

Land in the 10th Civil District of Davidson County, Tennessee being Lot No. 35 on the Plan of Grizzard Manor, Section 3, of record in Book 4686, Page 40, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more completion description thereof.

Being the same property conveyed to PITA, a Tennessee series limited liability company, Series No. 12-02, by deed of record in Instrument No. 20130919-0098985, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Alma J. Saldana, and husband, Edward A Saldana, II, by Warranty Deed from PITA, a Tennessee series limited liability company, Series No. 12-02, of record in Instrument No. 20140702-0058050, Register's Office for Davidson County, Tennessee, dated June 30, 2014 and recorded on July 2, 2014.

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved property, known as 633 Gaylemore Drive, Goodlettsville, Tennessee 37072.

THIS IS THE SAME DESCRIPTION AS IN THE PREVIOUS DEEDS OF RECORD.

The said ALMA J. SALDANA, hereby agrees to pay and agrees to hold EDWARD A. SALDANA, II, harmless from one original Mortgage in favor of Regions Mortgage, said note bearing an original unpaid principal balance of $154,646.00, as evidenced by a Deed of Trust of record filed with Instrument No. 20140702-0058051, Pages 1-10, recorded on July 2, 2014 at 9:40 a.m. in the Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
)
COUNTY OF Rutherford)

The actual consideration on this transfer is $0.

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named EDWARD A. SALDANA, II, the Grantor, with whom I am personally acquainted, who acknowledged to me that he executed the within instrument for the purposes therein contained.

EDWARD A. SALDANA, II
Grantor

Sworn to and subscribed before me
this 25 day of January, 2018.

NOTARY PUBLIC

My Commission Expires: 8-18-18

JACK L. GAMBILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE Davidson)
)
COUNTY OF Rutherford)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named ALMA J. SALDANA, the Grantee, with whom I am personally acquainted, who acknowledged to me that she executed the within instrument for the purposes therein contained.

ALMA J. SALDANA
Affiant/Grantee

Sworn to and subscribed before me
this 26 day of January, 2018.

NOTARY PUBLIC

My Commission expires: 03-02-2020

ALEC TURGEON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires March 2, 2020