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Prepared from Information provided without the benefit of a Title Search

Instrument Prepared By:

Esquire Title & Escrow, Inc.
30 Burton Hills Blvd., Suite 200
Nashville, TN 37215

Bill Garrett Davidson County
Batch# 54132 DEEDQC
02/02/2018 10:06:23 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180202-0010767

THERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

The Actual Consideration or Value, whichever is greater, for this transfer is $ -0-

Affiant

Subscribed and sworn to before me this 30th day of **January, 2018.**

Notary Public

My Commission Expires: 4/5/18

QUITCLAIM DEED

Address New Owner:
Juan Mercado &
Melva Lopez
1211 Oak Street
Mission, TX 78572

Send Tax Bills To:
SAME

Map-Parcel Numbers:
031-00-0-055.00

FOR AND IN CONSIDERATION of One and No/100 ($1.00) Dollar cash in hand paid, the receipt of which is hereby acknowledged, **Rachael Anne Mercado and Alejandro Mercado Lopez, wife and husband** by these presents does hereby transfer and quitclaim and convey unto **Juan Mercado and Melva Lopez,** their successors and assigns, all of their rights, title, and interest in and to the following described tract of land:

Described property located in the 10th civil district of Davidson County, Tennessee, to-wit:

Beginning at a point in the East margin of Lickton Pike, Southwest comer of Book 5051, Page 991, thence with the South line of same, South 71 degrees 22' 54" East with a fence 261.88 feet to an iron pin, Southwest corner of Book 3897, Page 851; thence with three lines of same, running West of an existing fence, North 54 degrees 31 ' 57" East 232.43 feet to an existing iron pin, North 30 degrees 25' 42" East 210.16 feet to an existing iron pin, and North 17 degrees 22' 59" East 167.04 feet to an existing iron pin, Southeast corner of Book 3892, Page 518; thence with the East line of same, North 04 degrees 52' 16" East 165.72 feet to a hackberry; thence with a fence, North 17 degrees 34' 03" East 57.97 feet to a 15 inch elm; North 78 degrees 27' 41" East 28.75 feet to a 6 inch elm; and North 06 degrees 23' 40" East 61.37 feet to a tree in the fence; thence with the fence and with the South line of Book 2338, Page 463, North 20 degrees 31' 43" East 18.70 feet to a tree; South 64 degrees 55' 42" East 7.94 feet to a post; North 37 degrees 00' 34" East 47.13 feet to a Hackberry; South 82 degrees 43' 57" East 97.98 feet to a post; and South 85 degrees 36' 14" East 117.29 feet to an iron pin in the West Right-of-Way of interstate 24; thence with said Right-of-way, South 08 degrees 55' 20" East 213.01 feet to a monument; South 09 degrees 46' 00" East 255.14 feet to a monument; South 35 degrees 16' 19" East 46.48 feet to a monument; South 03 degrees 01 ' 09" West 71.51 feet to a monument; and thence with a curve to the left, delta of 00 degrees 50' 27", radius of 3,488.75 feet, a distance of 51.19 feet to a iron pin; thence leaving said Right-of-way, with a fence and the North line of Book 1344, Page 60, North 82 degrees 51' 04" West 250.77 feet to the center of Whites creek; thence with said creek the following six call: South 67 degrees 40' 53" West 132.58 feet, South 41 degrees 23' 53" West 167.84 feet, South 58 degrees 17' 15" West 73 .68 feet, South 71 degrees 55' 32" West 222.15 feet, South 20 degrees 50' 48" West 149.70 feet, and South 05 degrees 26' 07" West 98.47 feet; thence leaving said creek and with the North line of Book 4574, Page 588, North 63 degrees 55' 08" West, running South of an existing fence, 241.28 feet to the East margin of Lickton Pike; thence with said margin, North 02 degrees 59' 16" East 294.26 feet to the beginning.

Being the same property conveyed to Rachael Anne Mercado and Alejandro Mercado Lopez, wife and husband by deed from Shirley Woelk, unmarried of record in Instrument No. 20170807-0080734, Register's Office for Davidson County, Tennessee.

Less and Except the following described Property:

Land in Davidson County, Tennessee, being Lot No. 1, on the Plan of Creek View Acres, as shown on Plat of record in Plat Book 6200, Page 946, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

This is improved property, **4801 Lickton Pike, Whites Creek, Tennessee 37189**

WITNESS my hand this **30th** day of **January, 2018.**

Rachael Anne Mercado

Rachael Anne Mercado

Alejandro Mercado Lopez

Alejandro Mercado Lopez

STATE OF Tennessee)
COUNTY OF Davidson)

On this **30th** day of **January, 2018,** before me, a Notary Public, within and for the State and County aforesaid, personally appeared **Rachael Ann Mercado and Alejandro Mercado Lopez** the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that **they** executed the within instrument for the purposes therein contained as **their** free act and deed.

WITNESS my hand this **30th** day of **January, 2018.**

Theresa L. Smith

Notary Public

My Commission Expires: 11/5/18

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.