Bill Garrett Davidson County
Batch# 56052 DEEDQC
02/07/2018 08:44:07 AM 1 pg
Fees: $12.00 Taxes: $0.00
20180207-0012231

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
Melania Robles	Same	042-11-014.00
501 N Marthona Road		
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 **Justo Robles, Married,** the grantors herein, does hereby Quitclaim and convey unto his wife, **Melania Robles, Married,** the Grantees herein, her successors, heirs and assigns, all of his right, title and interest in and to that certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Section 3, Morning View Subdivision, as of record in Book 2083, page 112, Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING at a point on the westerly margin of Marthonna Road, at the common corner of Lots 51 and 52; thence with the line between said lots, westwardly 253.98 feet to a point; thence southwardly 120 feet to a point; thence southeastwardly 102.28 feet to a corner of Lot 53; thence with the line between Lots 52 and 53 eastwardly 190.57 feet to the westerly margin of Marthonna Road; thence with the margin of said Road, northwardly 166.91 feet to the beginning.

Being the same property conveyed to Justo Robles, married by Warranty Deed dated August 26, 2005 from Roy L Whitaker and wife, Myra S. Whitaker and filed for record August 29, 2005, of record in Instrument #20050829-0103413, Register's Office for 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 501 N Marthona Road, 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 5th day of ~~October~~ February, ~~2017~~ 2018.

Justo Robles
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 5th day of February, 2018.

Justo Robles
Justo Robles

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, a Notary Public of said county and state, the within named **Justo Robles**, 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 5th day of February, 2018.

My Commission Expires: 2/25/20

Notary Public

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