Bill Garrett Davidson County
Batch# 57322 DEEDQC
02/09/2018 02:04:25 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180209-0013366

THIS INSTRUMENT PREPARED BY and
When Recorded Please Return To:
Richard Northcutt
217 Pineway Drive
Nashville, TN 37217

File No.: 18-0088

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Map and Parcel**
Maria Elena Zarate Verber 3370 Oak Trees Court Antioch, TN 37013	**NEW OWNER** 3370 Oak Trees Court Antioch, TN 37013	#15007029700

THIS INDENTURE made this 5th day of February, 2018 between, Monica Zarate Cabello, an unmarried woman, First Parties and Maria Elena Zarate Verber, an unmarried woman, Second Parties

WITNESSETH

THAT SAID First Party, for and in consideration of the sum of $0.00 and other good and valuable consideration, to us in hand paid by Second Party, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUITCLAIMED, and do hereby bargain, sell, remise, release and QUITCLAIM unto said party of the second part, the following described premises, to wit:

Land in Davidson County, Tennessee, being Lot No. 41A Zone Lot Division, Lot No. 41, Lakeshore Woods, Section Three, as of record in Book 5200, Page 768, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Monica Zarate Cabello, a one-third interest, and Maria Elena Zarate Verber, a two-thirds interest, as tenants in common, by Special Warranty Deed from US Bank National Association, as Trustee for Credit Suisse First Boston Mortgage Securities Corp., Home Equity Asset Trust 2004-7, Home Equity Pass Through Certificates, Series 2004-7, of record in Instrument 20121018-0095616, said Register's Office, dated September 24, 2012.

unimproved ☐
This is improved ☒ property, known as 3370 Oak Trees Court, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

The preparer of this deed makes no representation as to the status of title to the property described herein. This deed has been prepared solely from information furnished to the preparer who makes no representation other than that it has been accurately transcribed from information provided.

Whenever in the instrument a pronoun is used, it shall be construed to represent either singular or plural as the case may demand.

Witness my hand and seal this 5th day of February, 2018.

Monica Zarate Cabello

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Monica Zarate Cabello, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 5th of February, 2018.

Notary Public

My Commission Expires: 5/5/20

(SEAL)

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $0.

Affiant

Subscribed and sworn to before me this 5th day of February, 2018.

Notary Public

My Commission Expires: 5/5/20

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE, COUNTY OF Davidson
Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named Monica Zarate Cabello with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) that she executed the witin instrument for the purpose therein contained.
Witness my hand and official seal this 5th day of February, 2018.

My Commission Expires: 5/5/20

Notary Public