QUITCLAIM DEED

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 03/02/18.

NOTARY PUBLIC
My Commission Expires: 11-8-2021

Bill Garrett Davidson County
Batch# 65900 DEEDQC
03/06/2018 02:43:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180306-0021153

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 OWNERS:	SEND TAX BILLS TO:	MAP – PARCEL #
Mary Ivette Turcios 126 DOUGLAS STREET Madison, TN 37115	Mary Ivette Turcios 2105 Paula Drive Madison, TN 37112	042-16-062.00

KNOW ALL MEN BY THESE PRESENTS that Juan Turcios, a married man, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and do hereby convey, remise, release and forever quitclaim unto Mary Ivette Turcios, a married woman, her successors and assigns, their 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 and being the Northerly on-half of Lot 52 on the Plan of the Douglas Levine Subdivision of record in Book 547, Page 44, R.O.D.C., TN and being more particularly described according to a survey by J. Bruce Rainey, Surveyor, #823 dated June 10, 1987 and known as Job No.: 87-388 more particularly described as follows:

Beginning at an iron pin set on the Westerly margin of Douglas Street, said point of beginning being 581.6 feet Northerly from the Northerly margin of Woodruff Street, said point of beginning being the Southeast corner of the herein described tract; thence leaving the Westerly margin of said Douglas Street and severing Lot 52 N 82° 00' 17" W 245.09 feet to an iron pin set on the Easterly Right of Way of the Seaboard Systems Railroad; thence with the Right of Way of said Seaboard Systems Railroad N 17° 41' 02" E 241.86 feet to an iron pin set on the Westerly margin of the said Douglas Street; thence with the Westerly margin of Douglas Street S 11° 52' 53" W 74.40 feet to the point of beginning, containing 15,575 square feet more or less.

Being the same property conveyed to The Hester O. Easton Revocable Living Trust by Quitclaim Deed from Hester O. Easton, recorded on the 27th day of February, 2001 in Instrument No. 20010227-0017897, in the Register's Office of Davidson County, Tennessee. Being further the same property conveyed to Juan Turcios, married, by Warranty Deed from Cyndi J. Roberts, Successor-Trustee of The Hestor O. Easton Revocable Living Trust, of record in 20180305-0020287, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 126 DOUGLAS STREET, Madison, Tennessee 37115.

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

WITNESS our hands on 03/02/18.

Juan Turcios

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 03/02/18, before me personally appeared Juan Turcios, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 03/02/18.

My Commission Expires: 11-8-2021

NOTARY PUBLIC

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

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

Brenda Lewis
Notary's Signature

My Commission Expires: 11-8-2021

