

This instrument prepared by:
Lynn Newcomb, Attorney
BALTHROP, PERRY, NOE & NEWCOMB
An Association of Attorneys
102 Boyd St, PO Box 82
Ashland City, TN 37015

Melvin A. Meadows and Diana G. Meadows

TO: Armando Bueso Alvarado and wife,
Karla Lopez
2705 Mashburn Rd
Nashville TN 37210

MAP & PARCEL:
119-11-0-059.00

SEND TAX BILLS TO: SAME

QUITCLAIM DEED

For $10 cash in hand paid and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, we, Melvin A. Meadows and wife, Diana G. Meadows, Grantors herein; do hereby quitclaim and convey unto Armando Bueso Alvarado and wife, Karla Lopez, Grantees herein, their heirs, successors, and assigns, the following described property:

Land in Davidson County, Tennessee, being Lot No. 71, on the Plan of Mashburn Heights, as of record in Plat Book 1835, page 1, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Beginning on the easterly margin of Mashburn Road at the corner of Lots Nos. 70 and 71; thence with the line between said two lots, eastwardly 242.1 feet to the northwesterly line of Lot No. 63; thence with the line between said Lots Nos. 63 and 71, northeastwardly 45.6 feet to the corner of Lots Nos. 63, 71 and 75; thence with the line between said Lots Nos. 71 and 75, northwestwardly 56 feet to the corner of Lots Nos. 71 and 72; thence with the line between said two lots, westwardly 215.6 feet to the easterly margin of Mashburn Road; thence with the same, southwardly 70 feet to the beginning.

Being the same property conveyed to Melvin A. Meadows and Diana G. Meadows by Warranty Deed recorded March 3, 2009 of record at Instrument No. 20090303-0018886, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to such liens, limitations and restrictions as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand, this the 21st day of February, 2018.

Melvin A. Meadows

Diana G. Meadows

STATE OF TENNESSEE

COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Melvin A. Meadows and wife, Diana G. Meadows, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained. WITNESS my hand, at office, this the 21st day of February, 2018.

NOTARY PUBLIC

LYNN NEWCOMB STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

My commission expires: 1/6/20

STATE OF TENNESSEE

COUNTY OF CHEATHAM

The actual consideration for this transfer is $130,000.00.

Affiant

SWORN to and subscribed before me,

this the 21st day of February, 2018.

NOTARY PUBLIC

LYNN NEWCOMB STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

My commission expires: 1/6/20

THIS DEED WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTOR AND NO TITLE SEARCH WAS PERFORMED IN CONNECTION WITH THE PREPARATION OF THE DEED. ACCORDINGLY, THE PREPARER MAKES NO REPRESENTATIONS, OPINION OR WARRANTYAS TO THE STATUS OF TITLE OF THE PROPERTY DESCRIBED HEREIN.