Bill Garrett Davidson County
Batch# 68074 DEEDQC
03/13/2018 10:14:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180313-0023504

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

****INFORMATION FURNISHED BY THE PARTIES, NO TITLE SEARCH WAS PERFORMED****

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Amado Rangel Trejo** ("Grantor"), , hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Maria Rangel Trejo and Juan Hernandez Hernandez,** (Grantee), all of his/her/their/its rights, title, and interests in the following described real property, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 11th Civil District of said County, being Lot No. 25 on the plan of Marlin Meadows, Section No. 3, as of record in Book 2133, page 26, Register's Office for said County, described as follows: Beginning on the northwesterly margin of River Pass at the corner of lot Nos. 25 and 26; thence with the line between said two lots, northwestwardly 180 feet to a corner of Lot No. 24; thence with the line between Lot Nos 24 and 25, southwestwardly 181.6 feet to the northwardly 189.6 feet to the northeasterly margin of Peeler Trail; thence with said Trail, southeastwardly 189.6 feet to the beginning of a curve; thence around said curve with a radius of 25 feet, northeastwardly 44.13 feet to the northwesterly margin of River Pass; thence with same, northeastwardly 189.6 feet to the beginning.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Warranty Deed of record at Instrument Number **200305130064574** in said Register's Office.

Seller warrants that this property was not his primary residence and that said property was used for investment purposes only.

IN TESTIMONY WHEREOF I/we have executed this instrument the 21 day of **February, 2018.**

Amado Rangel Trejo
Amado Rangel Trejo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Amado Rangel Trejo,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 21 day of **February, 2018.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/25/15

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00.**

AFFIANT

SUBSCRIBED AND SWORN before me this the 21 day of **January, 2018.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/25/15

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

PROPERTY OWNERS: **Maria Rangel Trejo and Juan Hernandez Hernandez**
PROPERTY ADDRESS: **716 River Pass**
Madison, TN 37115
TAX PARCEL NO.: **052.12-0-009.00**
MAIL TAX BILLS TO: **Owners at property address**

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019