THIS INSTRUMENT PREPARED BY:
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Bill Garrett Davidson County
Batch# 76418 DEEDQC
04/04/2018 04:02:34 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20180404-0031828

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer pursuant to Tennessee Code Annotated §67-4-409 is $0.00 as it is part of an adjustment of property rights between divorcing parties as part of a Final Decree of Divorce entered in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 15D-572.

Affiant / Eva Barbara Rodriguez

Subscribed and sworn to before me on this 28th day of March, 2018.

Notary Public

SALOMON JOE BACA
Notary Public - State of New York
NO. 01BA6354065
Qualified in Kings County
My Commission Expires Feb 6, 2021

My Commission Expires: February 6, 2021

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL NO.
Christopher William Rodriguez 109 Amherst Way Nashville, Tennessee 37221	SAME	MAP 142-16-B PARCEL 49

FOR AND IN CONSIDERATION of the sum of no dollars and no cents and for other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Eva Barbara Rodriguez (hereinafter "Grantor") does hereby assign, transfer, convey and quitclaim unto Christopher William Rodriguez, (hereinafter "Grantee[s]") any interest she has or may have in certain real estate located in Davidson County, Tennessee, which is more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of Arlington Green, Phase 1, of record in Book 6900, page 399, amended in Book 7517, page 281, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Christopher Rodriguez and wife, Barbara Rodriguez, by deed from Michael Thompson and wife, J. Renee Thompson by

Warranty Deed of record at Instrument Number 20030923-0140539, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all matters appearing on the plan of record in Book 6900, page 399, said Register's Office; (b) restrictive covenants of record in Book 7328, page 195, Book 8120, page 402, Book 8181, page 82, said Register's Office and (c) Bylaws of record in Book 11232, page 427, said Register's Office.

This is improved property known as 109 Amherst Way, Nashville, Tennessee 37221.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED. THE PARTIES HAVE SPECIFICALLY WAIVED PERFORMANCE OF A TITLE SEARCH, TITLE OPINION LETTER, OR TITLE INSURANCE BY THE PREPARING ATTORNEY.

WITNESS my hand this the 28th day of March, 2018.

EVA BARBARA RODRIGUEZ

STATE OF NY)
COUNTY OF New York)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Eva Barbara Rodriguez, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 28th day of March, 2018.

My Commission Expires: 3/13/22

NOTARY PUBLIC

WALTER H. BOXER
Notary Public, State of New York
No. 02BO6142012
Qualified in New York County
Commission Expires March 13, 2022