QUITCLAIM DEED

SARAH M DOOLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of March, 2018.

Notary Public

MY COMMISSION EXPIRES: 11/22/2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 120 Anderson Lane, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Maria Mercedes Ricalday	Maria Mercedes Ricalday	119-11-18
(NAME)	(NAME)	
2620 Mashburn Rd.	2620 Mashburn Rd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Nashville, TN 37210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20180759

For and consideration of the sum of one dollar, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Victor G. Ricalday-Vargas is also known as Victor Ricalday , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey and quitclaim unto Maria Mercedes Ricalday, hereinafter called the GRANTEES, their heirs and assigns, forever, all right, title and interest in the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Land in Davidson County, Tennessee, being Lot No. 18, on the Plan of Laurel Acres Subdivision, of record in Book 2133, page 48, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 18 fronts 121.01 feet on the easterly margin of Mashburn Road and extends back 173.0 feet on the southerly line and 171.7 feet on the northerly line to a dead line in the rear, measuring 73.0 feet thereon.

Being the same property conveyed to Victor G. Ricalday-Vargas and wife, Maria Mercedes Garcia by deed from David F. Bible, unmarried, dated August 28, 1996, of record in Book 10172, page 55, Register's Office for Davidson County, Tennessee.

Victor G. Ricalday-Vargas is also known as Victor Ricalday.

Maria Mercedes Garcia is now known as Maria Mercedes Ricalday and is also known as Maria Ricalday.

This conveyance is subject to the following: (a) Easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Plat Book 2133, page 48, Register's Office for said County; and (b) Restrictions of record in Book 2150, page 53, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 2620 Mashburn Rd., Nashville, TN 37210
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

Bill Garrett Davidson County
Batch# 77630 **DEEDQC**
04/10/2018 09:29:58 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20180410-0033557

Witness my hand, at office, this 21 day of March 2018.

Victor G. Ricalday-Vargas

STATE OF Florida

COUNTY OF Leon

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Victor G. Ricalday-Vargas, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21 day of March 2018.

Commission expires: Sept 14, 2018

Notary Public

JELIRA HARRIS
Notary Public, State of Florida
Commission# FF 159745
My comm. expires Sept. 14, 2018