Bill Garrett Davidson County
Batch# 84230 DEEDQC
04/24/2018 11:10:02 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180424-0038496

Prepared by and Return to:
Lakeside Title & Escrow, LLC
854 Wren Rd.
Goodlettsville, TN 37072

The legal description has been furnished to the preparer by the Grantor, by third party, or has been obtained from the record title. The preparer assumes no liability as to the accuracy or content thereof. This deed was prepared without a title search. Therefore no representation is made by the preparer as to the status of the title to the property conveyed nor compliance with subdivision regulations. Preparer assumes no liability as to the state of title of the property, unless a separate title opinion is furnished to the Grantee, and then only to the extent of the state of title to the property as set forth in the title opinion.

FAILURE TO RECORD THIS DOCUMENT IMMEDIATELY AT THE APPROPRIATE REGISTER OF DEEDS OFFICE MAY SERIOUSLY JEOPARDIZE YOUR RIGHTS IN THE PROPERTY.

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel:
Abelardo Barriga Calderon	Abelardo Barriga Calderon	162-3-417
265 Bart Dr.	265 Bart Dr.	
Antioch, TN 37013	Antioch, TN 37013	

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between **Maria O. Juarez and husband, Luis Manuel Acosta Juarez** hereinafter referred to as the "GRANTOR" and, **Abelardo Barriga Calderon, married,** herein after referred to as the "GRANTEE":

WITNESSETH

FOR AND IN CONSIDERATION of the sum of One and No/100 ($1.00) Dollars cash in hand paid, the receipt of which is hereby acknowledge, and other good and valuable consideration **Maria O. Juarez and husband, Luis Manuel Acosta Juarez** has this day quitclaimed unto **Abelardo Barriga Calderon, married,** any right, title and interest in and to certain real property located in Davidson County, Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Number 2, Colewood Hills, Section Two, as of record in Book 5210, Page 276, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Maria O. Juarez by deed from Abelardo B. Calderon, unmarried, dated 9/7/2012, recorded 9/11/2012 in Instrument No. 20120911-0082248, Register's Office for Davidson County, Tennessee.

Property known as: 265 Bart Dr., Antioch, TN 37013

The said Luis Manuel Acosta Juarez joins in this conveyance for the purpose of conveying any rights he may have in the above reference property, marital or otherwise.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

In Witness Whereof, the undersigned has hereunto set his hand on this the 18 day of April 2018.

MARIA O JUAREZ
Maria O. Juarez

LUIS M JUAREZ
Luis Manuel Acosta Juarez

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **Maria O. Juarez and Luis Manuel Acosta Juarez** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson County, Tennessee this 18 day of April 2018.

Notary Public

BETH TURNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Commission Expiration 2-25-20

State of _____
County of _____

The Actual Consideration of this transfer is $ 0

Affiant

Subscribed and sworn before me this 18 day ~~of~~ April 2018.

My commission expires:
2-25-20

Notary public

BETH TURNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY