Bill Garrett Davidson County
Batch# 87137 DEEDQC
05/01/2018 01:04:01 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180501-0041142

Instrument prepared by:
MICHAEL K. WALKER
Attorney at Law
341 Harrison Street
Nashville, Tennessee 37219

QUIT CLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
MARIA M. RICALDAY 506 RURAL HILL ROAD NASHVILLE, TN 37217	OCWEN LOAN SERVICING P.O. BOX 660264 DALLAS, TX 75266-0264	150-1-106

KNOW ALL MEN BY THESE PRESENTS:

That VICTOR G. RICALDAY VARGAS, Grantor, (being one and the same as VICTOR GUSTAVO RICALDAY VARGAS) for the express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action filed in the Circuit Court for Davidson County, Tennessee, between VICTOR GUSTAVO RICALDAY VARGAS), Plaintiff, and MARIA MERCEDES RICALDAY, (being one and the same as MARIA M. RICALDAY) Defendant, does hereby demise, release, and forever quitclaim unto the said, MARIA M. RICALDAY, a single person, her heirs, successors and assigns, all of his title, interest, and estate, legal and equitable, in and to a tract or parcel of land located in Davidson County, Tennessee, and being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 115 on the Plan of Edge-O-Lake Estates Section IV of record in Plat Book 3600, Page 87 and 88, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Susan M. Shirey, by deed of record in Book 11375, Page 85, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Maria M. Ricalday, married by Warranty Deed from Susan M. Shirey, of record in Instrument No. 20030509-0062529, Register's Office for Davidson County, Tennessee, dated May 7, 2003 and recorded on May 9, 2003.

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved property, known as 506 Rural Hill Road, Nashville, Tennessee 37217.

THIS IS THE SAME DESCRIPTION AS IN THE PREVIOUS DEEDS OF RECORD.

The said MARIA M. RICALDAY, hereby agrees to pay and agrees to hold VICTOR G. RICALDAY VARGAS, harmless from one original Deed of Trust in favor of Resource Bank, and now Ocwen Loan Servicing said note bearing an original unpaid principal balance of $104,900.00, as evidenced by a Deed of Trust of record filed with Instrument No. 20180116-0004435, Pages 1-3, recorded on January 16, 2018 at 12:10:30 p.m. in the Register's Office for Davidson County, Tennessee.

STATE OF ~~TENNESSEE~~ Louisiana)
)
COUNTY OF St Tammany)

The actual consideration on this transfer is $0.

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named VICTOR G. RICALDAY VARGAS, the Grantor, with whom I am personally acquainted, who acknowledged to me that he executed the within instrument for the purposes therein contained.

VICTOR G. RICALDAY VARGAS
Grantor

Sworn to and subscribed before me
this 23 day of April, 2018.

NOTARY PUBLIC

My Commission Expires: with my life

Wendall Gonzales Hilker
NOTARY PUBLIC NO. 49261
STATE OF LOUISIANA
PARISH OF ST. TAMMANY
My Commission is for Life

STATE OF TENNESSEE)
)
COUNTY OF Rutherford)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named MARIA M. RICALDAY, the Grantee, with whom I am personally acquainted, who acknowledged to me that she executed the within instrument for the purposes therein contained.

MARIA M. RICALDAY
Affiant/Grantee

Sworn to and subscribed before me
this 1st day of May, 2018.

My Commission Expires
December 20, 2020

NOTARY PUBLIC

My Commission expires: _____

LAWRENCE RUZZO
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY