This Instrument Prepared By:
Michael K. Walker, Attorney At Law, 341 Harrison Street, Nashville, Tennessee 37219

FROM:
EDGAR F. SIGUENZA
And KATRINA M. BELTRAN

TO:
BRANDON SIGUENZA, Trustee

FROM:
BRANDON SIGUENZA, Trustee

TO: EDGAR F. SIGUENZA
and KATRINA M. SIGUENZA single, as joint tenants with right of survivorship

Address of New Owner	***Send Tax Bills To***	***Map/Parcel #***
Edgar F. Siguenza and Katrina M. Siguenza 5008 Highlander Drive Antioch, TN 37013	Mr. Cooper P O 619094 Dallas, TX 75261	MAP 163-1 PARCEL 48 2DX09971

Bill Garrett Davidson County
Batch# 91493 **DEEDQC**
05/14/2018 12:09:37 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20180514-0045875

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $-0-[exempt pursuant to T.C.A. 67-4-409(3)].

B. Siguenza
AFFIANT

MIREYA CANO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Sworn to and subscribed before me this 14th day of May 2018.

Notary Public
My Commission Expires: May 7, 202

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

That EDGAR F. SIGUENZA (also known as EDGAR FREDY SIGUENZA) and KATRINA M. BELTRAN (now known as KATRINA MICHELLE SIGUENZA), for the express purpose of making a re-conveyance to create a joint tenancy with right of survivorship as part of a Marital Dissolution Agreement in a divorce action filed in the Circuit Court for Davidson County, Tennessee, Docket No. 18D411, between Plaintiff, KATRINA MICHELLE SIGUENZA and Defendant, EDGAR FREDY SIGUENZA, do hereby quitclaim and convey to BRANDON SIGUENZA, Trustee, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 69 on the plan of Hickory Highland Place, Phase I, as of record in Plat Book 9700, page 189, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal

description. Said description is incorporated herein by reference the same as if copied full verbatim.

Being the same property conveyed to Jerry Butler Builders, LLC by deed from Butler Construction, LLC of record in Book 11557, page 221 Register's office for Davidson County, TN.

Subject to restrictions in Book 10421, page 239, said Register's Office.

This conveyance is subject to any and all existing easements of record and to all matters on the plan of record in Book 9700, page 189, said Register's Office

Being the same property conveyed to Edgar F. Siguenza and Katrina M. Beltran from Jerry Butler Builders, LLC by Warranty Deed of record by Book No. 11557, Pages 224-226, Identification Reference No. 0607505, Register's Office for Davidson County, Tennessee.

This is improved property located 5008 Highlander Drive, Antioch, TN 37013

And now I, BRANDON SIGUENZA, Trustee, for the express purpose of carrying out the intent of this conveyance, as set forth above, do hereby quitclaim and convey unto Edgar F. Siguenza and Katrina M. Siguenza, as joint tenants with right of survivorship, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises as above set forth.

IN WITNESS WHEREOF, we have hereunto set our hands on this 12 day of May, 2018.

B. Siguenza
BRANDON SIGUENZA, Trustee

STATE OF TENNESSEE)
)
COUNTY OF Montgomery)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, BRANDON SIGUENZA, Trustee, with whom I am personally acquainted, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 12 day of May, 2018.

Sarah Osborne
NOTARY PUBLIC

My Commission Expires: 1-19-20

SARAH OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

K. Siguenza
KATRINA MICHELLE SIGUENZA

STATE OF TENNESSEE)
)
COUNTY OF Montgomery)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named KATRINA MICHELLE SIGUENZA, with whom I am personally acquainted, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 12 day of May, 2018.

Sarah Osborne
NOTARY PUBLIC

My Commission Expires: 1-19-20

SARAH OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Edgar Fredy Siguenza
EDGAR FREDY SIGUENZA

STATE/COUNTRY OF Tennessee)
)
CITY/COUNTY OF Montgomery)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named EDGAR FREDY SIGUENZA, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 12 day of May, 2018.

Sarah Osborne
NOTARY PUBLIC

My Commission Expires: 1-19-20

SARAH OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.