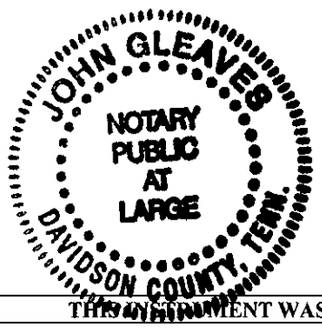
QUITCLAIM DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF May, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-3-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Servanda Moran-Valdez	**Same**	**161-12-0-008.00**
(NAME)	(NAME)	
387 Ash Grove Drive		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 93394 DEEDQC
05/17/2018 10:41:54 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20180517-0047234

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

SERVANDA MORAN-VALDEZ AND SANTOS ADILIO MORAN, AS WIFE AND HUSBAND ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

ALEX E. MORAN ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NO. 154, SOUTHWOOD SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2663, PAGES 125 AND 126, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, AS FOLLOWS:

SAID LOT NO. 154 FRONTS 100 FEET ON THE SOUTH SIDE OF ASH GROVE DRIVE AND RUNS BACK 302.8 FEET ON THE WEST LINE AND 299.53 FEET ON THE WEST LINE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 100 FEET.

BEING THE SAME PROPERTY CONVEYED TO SERV ANDA MORAN-VALDEZ AND SANTOS ADILIO MORAN, AS WIFE AND HUSBAND, BY WARRANTY DEED FROM ROBERT NEIL FUSON AND WIFE BARBARA L. FUSON, OF RECORD IN INSTRUMENT NUMBER 20061005-0123620, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This instrument has been prepared by information provided by the parties
No title search was conducted and no representations regarding title have been made by the Drafter

This is **improved** property known as: **387 Ash Grove Drive, Nashville, TN 37211**

Witness our hands this the 15th day of May, 2018.

SERVANDA MORAN-VALDEZ

SANTOS ADILIO MORAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SERVANDA MORAN-VALDEZ**, the within named bargainor, 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, this the 15th day of May, 2018.

Notary Public

My Commission Expires: 7-6-2020

KATHERINE VINCENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SANTOS ADILIO MORAN**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of May, 2018.

Notary Public

My Commission Expires: 7-6-2020

KATHERINE VINCENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY