This Instrument Prepared by:
Solomon Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

Bill Garrett Davidson County
Batch# 94429 DEEDQC
05/18/2018 02:18:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180518-0047942

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 11th day of May, 2018.

Notary Public
My Commission Expires: 7/2/18

MARTHA BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Address New Owners as Follows:
Bailey Diaz
5226 Dove Trl
Hermitage, TN 37076

Send Tax Bills To:
Bailey Diaz
5226 Dove Trl
Hermitage, TN 37076

Map-Parcel No.
098-05-0-116.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of Bailey Diaz, fka Bailey McGregor, has bargained and sold and does hereby quitclaim, transfer and convey all her right, title and interest which they may have in the hereinafter described property to **Bailey Diaz and Sigfrido Diaz,** their heirs and assigns, forever, being that property located and situated in **Davidson County, Tennessee**, and more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 17-A on the Plan of Zone Lot Division 17, Hunter's Point Subdivision of record in Plat Book 5200, Page 736, as amended in Plat Book 6200, page 192, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Bailey McGregor, a single woman by Warranty deed from Debra J. Gleaves, a single person of record in Instrument No. 20051220-0152355 Register's Office for Davidson County, Tennessee, dated November 21, 2005 and recorded on December 20, 2005. (Value of consideration shown in aforementioned deed $94,000.00.) Being also known as 5226 Dove Trl Hermitage, Tennessee 370763228; the said Bailey McGregor having since married and now being know as Bailey Diaz.

Being also known as 5226 Dove Trl, Hermitage, TN 37076-3228.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record and all matters as shown on the plan of record, all in the Register's office for Sumner County, Tennessee.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purposes thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and unverified by the preparer. This instrument has been prepared without the benefit of a title search.

IN WITNESS WHEREOF, I have hereunto set my hand and signature on this the 11th day of May,

2018.

Bailey Diaz, fka Bailey McGregor

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Bailey Diaz, fka Bailey McGregor**, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 11th day of May, 2018.

NOTARY PUBLIC
My Commission Expires: 4-21-19

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

True Copy Certification

I, MARTHA BROWN, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, GregoryDVadner, a notary public for this county and state, Martha Brown, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4.24.19

Notary' Seal (if on paper)

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY