BOX 10-A

Bill Garrett Davidson County
Batch# 98136 DEEDQC
05/30/2018 10:42:32 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180530-0051355

This Instrument Prepared by and Return to:
Kevin D. Montgomery
Hardeman & Montgomery
Premier Escrow, LLC
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Yessenia M. Cardenas 3001 Harlin Drive Nashville, TN 37211	*Same as new owner*	11913000800

I, **Juan Manuel Cardenas** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **Yessenia M. Cardenas,** in and to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot 67, ADDITION TO AND A REVISION OF CERTAIN LOTS IN H.G. MCNABB SUBDIVISION (erroneously referred to as H. F. McNabb Subdivision in Deed of Acquisition), as shown on plat of record in Plat Book 1130, Page 79, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Yessenia M. Cardenas, formerly known as Yessenia M. Villacis, an unmarried woman to Yessenia M. Cardenas, an unmarried woman, as recorded on the 28th day of October 2008 in Instrument No. 20081028-0107405, Register's Office for Davidson County, Tennessee.

This is improved property known as: 3001 Harlin Drive, Nashville, TN 37211

IN WITNESS WHEREOF, I have hereunto set my hand on this the 22 day of May, 2018.

Juan Manuel Cardenas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, of said county, **Juan Manuel Cardenas,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal on this 22nd day of May, 2018.

Notary Public

My Commission Expires: _____

KEVIN D. MONTGOMERY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires November 5, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of May, 2018.

Notary Public

My Commission Expires: _____

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires August 30, 2021

This document has been prepared at the request of the grantor and grantees. No legal opinion has been given. The legal description has been furnished to the preparer by the grantor/grantees, by third party, or has been obtained from the record title. The preparer assumes no liability as to the accuracy of the 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 of the property conveyed, nor compliance with subdivision regulations.