Bill Garrett Davidson County
Batch# 98184 DEEDQC
05/30/2018 11:31:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180530-0051425

QUITCLAIM DEED



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 15 DAY OF May, 2018.

Notary Public

COMMISSION EXPIRES: 3/8/2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
FOUNDATION TITLE AND ESCROW SERIES, LLC, 30 BURTON HILLS BLVD., STE. 210, NASHVILLE, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Humberto Franco Alcocer and Maria Sanchez a/k/a Ma De Lourdes Sanchez Rodriguez	**Same as New Owner**	**136-07-0 010.00**
(Name)	(Name)	
3738 Edgewater Drive		
(Address)	(Address)	
Nashville, TN 37217		

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, **Carlos Torres and Maria Sanchez**, hereinafter referred to as Grantors, hereby quitclaim to **Humberto Franco Alcocer and Maria Sanchez a/k/a Ma De Lourdes Sanchez Rodriguez, husband and wife,** hereinafter referred to as Grantees, their heirs and assigns forever, all of their right, title and interest in the following described real estate, located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Priest Lake Park, Section Two of record in Plat Book 4175, Page 56, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Carlos Torres and Maria Sanchez by Warranty Deed from David C. Goolsby and wife, Janice Goolsby, dated May 31, 2013 and recorded June 4, 2013, in Instrument No. 20130604-0056208 said Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, rights of way, covenants, and conditions contained in the deeds forming the chain of title to this property.

This instrument prepared based upon information provided by Grantor. No title search has been conducted pursuant to the execution of this Quitclaim Deed.

Property Address: 3738 Edgewater Drive. Nashville. TN 37217

IN WITNESS WHEREOF, have hereunto set their signatures, on this, the 15th day of May, 2018.

Carlos Torres

Carlos Torres

Maria Sanchez

Maria Sanchez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Carlos Torres and Maria Sanchez,, the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing QuitClaim Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 15 day of May, 2018.

NOTARY PUBLIC

My commission expires:

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Comm. Expires
July 6, 2020

True Copy Certification

I, Penny Y. Ray, 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.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019