Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

Bill Garrett Davidson County
Batch# 98554 DEEDQC
05/31/2018 11:10:15 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20180531-0051881

THIS INSTRUMENT PREPARED BY:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00.

Elizabeth L Willis
AFFIANT

Subscribed and sworn to before me this 18 day of May, 2018.

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES JUNE 12, 2021

My Commission Expires: _____

NOTARY PUBLIC

Address New Owners as Follows:
Lorenzo Guillen Herrera,
Rosaura Espinoza-Lopez, and
Hector Guillen Espinoza
318 Nesbitt Lane
Madison, TN 37115

Send Tax Bills To:
SAME

Map-Parcel:
42-08-70

QUITCLAIM DEED

In consideration of ten and NO/100 dollars ($10.00), and other good and valuable consideration, **Lorenzo Guillen and wife, Rosaura Espinoza-Lopez,** Grantors, hereby quitclaim and convey all of their undivided rights, title and interest to the hereinafter described property to **Lorenzo Guillen Herrera, Rosaura Espinoza-Lopez, and Hector Guillen Espinoza, all joint tenants with rights of survivorship,** Grantees, for the purpose of joining wife and son to title. Said property conveyed herein is described as follows:

Land in DAVIDSON County, Tennessee, being Lot No. 6-A, a Zone Lot Division of Lots1,2,3,4,5,6,7,8,9,10,15,16,17,18,19,20,.21,22,23,24,51,52,53,54,55 ,56,57,58,59, and 60, Heritage Place of record in Plat Book 6250, Page 632; amending Plat Book 5200, Page 628, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Lorenzo Guillen, married, by Warranty Deed from Ray Morales a/k/a Raymon Morales, unmarried, of record in Instrument No. 20070314-0031103, dated February 22, 2007, Register's Office for Davidson County, Tennessee.

Said property having the street address of 318 Nesbitt Lane, Madison, Tennessee 37115.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantors makes no warranties as to the state of the title to the property but acquits any claim

that Grantors has to said property and for that purpose thereof, makes this conveyance to Grantees.

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

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 18 day of May, 2018.

Lorenzo Guillen Herrera
Lorenzo Guillen

Rosaura Espinoza Lopez.
Rosaura Espinoza-Lopez

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Lorenzo Guillen and Rosaura Espinoza-Lopez, with whom I am personally acquainted, (or whose identities was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 18 day of May, 2018.

Notary Public

My Commission Expires:



180206JM