Bill Garrett Davidson County
Batch# 99458 DEEDQC
06/04/2018 09:12:00 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180604-0052752

PREPARED BY:
JAMES L. COLLIER, ATTORNEY
222 Second Avenue North
Washington Square, Suite 210
Nashville, TN 37201

FROM: BRANDI CEBALLOS

TO: ALEJANDRO CEBALLOS

Send Tax Statements To:

ALEJANDRO CEBALLOS
608A Larkin Springs Road
Madison, TN 37115

Map and Parcel No:
052-07-123.00

QUITCLAIM DEED

Pursuant to a Marital Dissolution Agreement and Final Decree of Divorce entered into by and between the parties in the Third Circuit Court of Davidson County, Tennessee. I, **Brandi Ceballos**, hereby transfer and by these presents do remise, release and quitclaim unto, **Alejandro Ceballos**, her heirs and assigns, all of my right, title and interest in and to the following described land in Davidson County, Tennessee, 608A Larkin Springs Road, Madison, Tennessee.

Land in the 11th Civil District of Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Being Lot Number 25, in Block "A" in the unrecorded Plan of Homeacres, as subdivided by Lanchard and Parrish on October 26, 1039. Said Lot Number 25 fronts 100 on the west side of Larkin Springs Road and runs back between lines 347.3 feet on the northerly line and 344 feet on the southerly line to the easterly line of Lot 16 on which it measures 100 feet.

Being the same property conveyed by Substitute Trustee's Deed from Shapiro & Kirsch, LLP to Deutsche Bank National Trust Company, as Trustee, in trust for the registered holders of Morgan Stanley ABS Capital I Trust 2006-NC-5, Mortgage Pass-Through Certificates, Series 2006-NC5 filed for record December 12, 2013 in Instrument Number 20131212-0125700 in the Register's

Office for Davidson County, Tennessee.

Being the same property conveyed to Alejandro Ceballos and Brandi Ceballos, Husband and Wife, by Special Warranty Deed from Deutsche Bank National Trust Company, as Trustee in Trust for the Registered Holders of Morgan Stanley ABS Capital 1 Trust 2006-NC5, Mortgage Pass Through Certificates Series 2006-NC5, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Alejandro Ceballos and Brandi Ceballos, Grantee(s) herein, their successors, heirs and assigns, that certain Parcel ID# 052-07-0-123.00 in Instrument Number 20140221-0015180 in the Register's Office for Davidson County, Tennessee.

WITNESS my hand this, the 24 day of May, 2018.

BRANDI CEBALLOS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for the above County and State, the within named **BRANDI CEBALLOS**, the bargainor, with whom I am personally acquainted (or who identified herself 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 seal, at the office, this the 24th day of May, 2018.

TRICIA M. MOSES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 11-07-2021

NOTARY PUBLIC

My Commission Expires: _____

This conveyance is exempt from transfer tax pursuant to T.C.A. §67-4-409 (a)(3)(A).