Bill Garrett Davidson County
Batch# 114247 DEEDQC
07/10/2018 09:40:09 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180710-0066376

This Instrument prepared by:
George T. Davis, Esq.
6307 Ramsgate Court
Brentwood, TN 37027
615-544-5299

New Owner's Name: Perla Larrea, 3104 Justin Town Court, Antioch, TN 37213
Property Address: 316 Bart Drive, Antioch, TN 37213
Map-Parcel Numbers: Map-Par. 162-03-0-128.00
Mail Tax Bills to: Perla Larrea, 3104 Justin Town Court, Antioch, TN 37213

QUIT CLAIM DEED

WHEREAS, I, Anatolio R. Lopez, am currently the joint owner of the below-referenced real property with Perla Larrea,

WHEREAS, I now desire to convey to Perla Larrea all my right, title and interest in such property, so that she will hold said property individually.

NOW, THEREFORE, and in consideration of a martial dissolution agreement (and no monetary consideration), I, Anatolio R. Lopez, do hereby quitclaim and convey unto Perla Larrea all of my right, title and interest in and to the following tract or parcel of real property, hereinafter described as follows:

> Land in Davidson County, Tennessee, being Lot Number 286 on the Plan of Antioch Park, Section 5, of record in Plat Book 4460, Page 58, Register's Office for Davidson County, TN, to which plan reference is hereby made for a more complete and detailed description.

Beginning at a point in the northerly margin of Bart Drive common corner of Lots 286 and 287; thence with the line between said two lots northerly 100.0 feet; thence North 58 degrees 24 minutes 45 seconds West 116.56 feet to a point in the easterly margin of Bart Drive; thence with said margin easterly 125.0 feet to the point of beginning.

Being the same property conveyed to RANDY SHARP, UNMARRIED, by deed from THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON, D.C., of record as Instrument No. 20110705-0051081, dated June 29, 2011, said Register's Office.

Being the same property conveyed to Anatolio R. Lopez and Perla Larrea, husband and wife, by deed from Randy Sharp, of record as Instrument No. 20141027-0098477 dated October 27, 2014, said Register's Office.

Witness my hand given herein on the 8th day of June 2018.

Anatolio R. Lopez

CERTIFICATE OF ACKNOWLEGEMENT

STATE OF TENNESSEE }
}
COUNTY OF DAVIDSON }

On this the 8th day of June, 2018, before me, a Notary Public, personally appeared Anatolio R. Lopez, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and the official seal.



Notary Public
My Commission Expires: November 3, 2020

STATE OF TENNESSEE }
}
COUNTY OF DAVIDSON }

AFFIDAVIT

I, or we, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $ 0.00. This transaction is exempt from recordation tax pursuant to Section 67-4-409 of the Tennessee Code Annotated.

Anatolio R. Lopez, Affiant

Subscribed and sworn before me this the 8th day of June, 2018.

Notary Public

My commission expires: November 3, 2020

MARYORY BEATRIZ BENITEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY