Bill Garrett Davidson County
Batch# 116620 DEEDQC
07/16/2018 10:38:18 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180716-0068746

Prepared By:
Security Title & Escrow Company
1517 Hatcher Ln.
Columbia, TN 38401

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between Marianela Espinoza, married, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and Efrain A. Espinoza and Marianela R. Espinoza, Co-Trustees of The Espinoza Family Trust dated June 19, 2018, SECOND PARTY, which expression shall include heirs, assigns, and Personal Representatives.

WITNESSETH:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys, and quitclaims unto SECOND PARTY the following described property:

LAND in Davidson County, Tennessee, being Lot No. 119 on the Plan of Hunters Branch, Section Two-A, of record in Plat Book 6250, Page 819 and as amended in Book 6815, Page 77, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

Being the same property conveyed to Marianela Espinoza by deed dated September 11, 2014 of record in Instrument No. 201409160084978, Register's Office of Davidson County, Tennessee.

This conveyance is subject to a right-of-way of Collinwood Corner.

This conveyance is subject to all matters as shown on plat of record in Plat Book 6250, Page 819 and amended in Book 6815, Page 77, Register's Office of Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Book 6601, Page 7, Register's Office of Davidson County, Tennessee.

This conveyance is subject to terms and provisions of By-Laws of record in Book 6632, Page 429, Register's Office of Davidson County, Tennessee.

Map & Parcel: 172080A11900CO

THIS QUITCLAIM DEED WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES AND NO TITLE EXAMINATION OR RESEARCH WAS REQUESTED OF OR CONDUCTED BY THE PREPARER THEREOF.

Efrain A. Espinoza, husband of the FIRST PARTY, hereby joins in this deed for the purpose of conveying any interest he may have in the above-described property by virtue of marriage or otherwise.

IN WITNESS WHEREOF, this conveyance has been executed on the 13 day of July, 2018.

Marianela Espinoza
Marianela Espinoza

Efrain Espinoza
Efrain A. Espinoza

STATE OF TENNESSEE
COUNTY OF Maury

Personally appeared before me, the undersigned, Marianela Espinoza and Efrain A. Espinoza, with whom I am personally acquainted, and who acknowledged that they executed this instrument for the purposes therein contained.

WITNESS my hand, at office, this the 13 day of July, 2018.

MELISSIA DUGGER STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

Melissia Dugger
Notary Public

My commission expires:
2/28/22

STATE OF TENNESSEE
COUNTY _____

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is -0-.

Affiant

Subscribed and sworn to before me, this 13 day of July, 2018.

MELISSIA DUGGER STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

My commission expires:
2/28/22

Notary Public

NEW PROPERTY OWNER:
Efrain A. & Marianela R. Espinoza
Co-Trustees of The Espinoza Family Trust dated
June 19, 2018
209 Collinwood Corner
Antioch, TN 37013

PERSON RESPONSIBLE FOR TAXES:
SAME