NEW OWNER:
JORGE MARTINEZ CARDENAS
4344 HOPEWOOD DRIVE
NASHVILLE, TN 37211

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087
FILE NO: mhr

THIS INSTRUMENT IS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES; NO TITLE WORK PERFORMED; AND NO TAX ADVICE GIVEN.

Bill Garrett Davidson County
Batch# 119540 DEEDQC
07/24/2018 08:57:46 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180724-0071906

Map 147, Group 8, Parcel 205

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, I, **VIRGILIO MARTINEZ-CARDENAS**, have this day bargained and sold and by these presents do hereby quitclaim and convey unto **JORGE MARTINEZ-CARDENAS**, his heirs, successors and assigns, forever, all of my right, title, and interest in and to the following tract or parcel of land, situated and lying DAVIDSON County, Tennessee and being bound and described as follows, to-wit:

Being known and designated as all of Lot No. 30, on the Plan of Section 4, Beverly Heights, as shown on the plat of the same of record in Plat Book 5200, Page 263, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to Virgilio Martinez-Cardenas by Warranty Deed from Frances Elaine McLemore, dated March 30, 2007, and of record in Instrument No. 20070405-0041214, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to any and all encumbrances, restrictions, easements, rights-of-way, roadways, zoning and other matters as may affect the property.

WITNESS MY SIGNATURE hereto this 19 day of July, 2018.

Virgilio Martinez Cardenas

VIRGILIO MARTINEZ-CARDENAS

ZANA L. WALKER-ROBY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **VIRGILIO MARTINEZ-CARDENAS**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of July, 2018.

Zana L. Walker-Roby

NOTARY PUBLIC

My commission expires: July 9, 2022

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I hereby swear or affirm that the actual consideration given for this transfer is $0.00.

Debbie A. Serbin

AFFIANT

Sworn to and subscribed to before me this the 25nd day of July, 2018.

NOTARY PUBLIC

My commission expires:

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-18-2022