Bill Garrett Davidson County
Batch# 121267 DEEDQC
07/26/2018 03:26:49 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180726-0073163

This instrument prepared by:
Lighthouse Title & Escrow, LLC
301 S. Perimeter Park Drive
Ste 125
Nashville, Tn 37211

ADDRESS NEW OWNER AS:

Juan Manuel Aguilar Duenas
543 Rural Hill Road
Nashville, TN 37211

SEND TAX BILLS TO:

SAME AS NEW OWNER

Map & Parcel: 136-13-0-020.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I/we,

Ashley Kimberly Batres Leiva, a single woman

, have this day bargained and do hereby transfer Quit Claim and convey all my right, title and interest to

Juan Manuel Aguilar Duenas

, the Grantees herein, their heirs and assigns, the following described tract and/or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Edge-O-Lake Estates, Section 4 of record in Book 3600, pages 87 and 88, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ashley Kimberly Batres Leiva, a single woman by deed from Miguel Batres, a single man dated November 29, 2010 and filed for record December 1, 2010 as Instrument NO. 20101201-0095313 in the Register's Office for Davidson County, Tennessee.

THIS QUITCLAIM DEED IS PREPARED BY INFORMATION FURNISHED BY THE PARTIES WITHOUT THE BENEFIT OF A TITLE SEARCH. THE PREPARER IS HELD HARMLESS FOR THE STATE OF THE TITLE OR THE ACCURACY OF THE INFORMATIN CONTAINED HEREIN.

WITNESS OUR HANDS this 03 day of March, ~~2017~~ 2018

Ashley Batres
Ashley Kimberly Batres Leiva

STATE OF ~~LOS ANGELES~~, CALIFORNIA
COUNTY OF LOS ANGELES

Before me, SHAROLYN B. YLARDE a Notary Public in and for said County and State, personally appeared, Ashley Kimberly Batres Leiva, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument as her free act and deed for the purposes therein contained.

Witness my hand and official seal this 3rd day of MARCH, ~~2017~~ 2018

SHAROLYN B. YLARDE
Commission # 2119685
Notary Public - California
Los Angeles County
My Comm. Expires Jul 16, 2019

Sharolyn B. Ylarde

My commission expires: JULY 16, 2019

STATE of CALIFORNIA
COUNTY of LOSANGELES

The actual consideration for this transfer is $ -0-.

Ashley Batres
Affiant

Sworn to and subscribed to before me this 3rd day of MARCH, ~~2017~~ 2018

SHAROLYN B. YLARDE
Commission # 2119685
Notary Public - California
Los Angeles County
My Comm. Expires Jul 16, 2019

My commission expires: July 16, 2019

Sharolyn B. Ylarde
Notary Public

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of LOS ANGELES)

On MARCH 3, 2018 before me, SHAROLYN B. YLARDE, NOTARY PUBLIC,
Date *Here Insert Name and Title of the Officer*

personally appeared ASHLEY KIMBERLY BATRES LEIVA
Name(s) of Signer(s)

,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

SHAROLYN B. YLARDE
Commission # 2119685
Notary Public - California
Los Angeles County
My Comm. Expires Jul 16, 2019

Signature S. B. Ylarde
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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