Bill Garrett Davidson County
Batch# 123583 DEEDQC
08/01/2018 03:40:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180801-0075438

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $0.

Affiant

JUE DYESS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Subscribed and sworn to before me, this 22 day of September, 2017.

Notary Public
My commission expires: 8/11/20

02-1709-59208

Address of New Owner:	Send Tax Bills to:	Tax Information:
Juan C. Aguilar 5712 Robertson Avenue Nashville TN 37209	New Owner	091-10-0-162.00

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the receipt of which is hereby acknowledged, the undersigned **Maria G. Sandoval, married, now known as Maria Guadalupe Franklin,** hereinafter referred to as Grantor, does hereby quitclaim and convey unto **Juan C. Aguilar, a married man,** hereinafter called the Grantee, all of her right, title and interest in and to the following tract or parcel of land in Rutherford County, Tennessee, to-wit.

SEE ATTACHED EXHIBIT "A"

Being the same property conveyed to Juan Carlos Aguilar and wife, Maria G. Sandoval by deed from Randall L. Craft, married, dated April 30, 2003, recorded May 2, 2003, of record in Instrument No. 20030502-0058797, Register's Office for Davidson County, Tennessee. Maria G. Sandoval married Cory Lemont Franklin in Davidson County, Tennessee, in 2010, and is now known as Maria Guadalupe Franklin. This quitclaim deed is executed pursuant to the parties' Final Decree of Divorce in the Fourth Circuit Court for Davidson County, Tennessee, docket no. 06D1325, entered December 19, 2006.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5712 Robertson Avenue, Nashville, TN 37209.

The subject property is not and never has been the principal residence of the Grantor's spouse nor any dependant.

WITNESS my hand this 22 day of September, 2017.

Maria Guadalupe Franklin
MARIA GUADALUPE FRANKLIN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Maria Guadalupe Franklin, formerly known as Maria G. Sandoval**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 22nd day of September, 2017.

Notary Public

My Commission expires: 8/11/20

JULIE DYESS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

EXHIBIT "A" – LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being part of Lot No. 41 on the Plan of the Subdivision of the B.F. Cockrills Farm, as of record in Book 161, Pages 134 and 135, Register's Office for said County, described as follows:

BEGINNING in the center of Robertson Avenue at the southwest corner of the property conveyed to Coleman L. Wilkins and wife, Leona D. Wilkins, by deed from Beatrice Potts, as of record in Book 2098, Page 153, said Register's Office; thence with said Wilkins' westerly line northwardly 175 feet more or less to an alley; thence with the southerly margin of said alley, westwardly 80 feet to the easterly margin of Snyder Avenue; thence with the easterly margin of the same, southwardly 175 feet more or less to the center of said Robertson Avenue; thence with the center of said Avenue, eastwardly 80 feet to the beginning.

See also Lot Survey dated March 9, 2018, prepared by Weatherford and Associates, LLC, attached as Exhibit "B".

Being the same property conveyed to Juan Carlos Aguilar and wife, Maria G. Sandoval by deed from Randall L. Craft, married, dated April 30, 2003, recorded May 2, 2003, of record in Instrument No. 20030502-0058797, Register's Office for Davidson County, Tennessee.

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

True Copy Certification

I, Nicki Rushing, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Joseph White, a notary public for this county and state, Nicki Rushing, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-15-2021

{Notary Seal}

