QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 123817 DEEDQC
08/01/2018 03:55:20 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20180801-0075455

Y-MM-18-1107AB

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF July, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) STEPHANIE DOME NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-05-2021

THIS INSTRUMENT WAS PREPARED BY

RUDY TITLE & ESCROW
2012 21st Ave. South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michelle Quinonez	New Owner	061-07-0-073.00
(NAME) **1107 Richmond Dr. A & B**	(NAME)	
(ADDRESS) **Nashville, TN 37216**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jeremy Alfredo Quinonez and Michelle Quinonez, Husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Michelle Quinonez, unmarried,** hereinafter called the Grantee, her heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in the 11 th formerly the 18th Civil District of Davidson County, Tennessee, being Lot. No 4 and a small portion out of the Northeast corner of Lot. No 3 on the Map of Section 1, in King's Subdivision, described according to a survey made by JNO Banyan (also of record in Book 1130, Page 94, Register's office for Davidson County, Tennessee), on July 1, 1945, as follows:

Beginning of the Northerly margin of Richmond Drive at the point of 366.6 feet more or less, East of the Easterly margin of Gallatin Pike, being the common corner of Lois No. 3 and 4; thence with the line between said two lots, Northwardly 168 feet, to a point 57 feet South of the Northeast corner of Lot.3; thence Westwardly 7 feet; thence Northwardly 57 feet to the North line of Lot No.3; thence with the North line of Lots 3 and 4, Eastwardly 77 feet to the common corner of Lots Nos. 4 and 5; thence with the lines between said lots, Southwardly 225 feet to the Northerly margin of Richmond Drive; thence with the Northerly margin of said Drive, Westwardly 70 feet to the point of beginning.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1107 Richmond Dr, A & B, Nashville, Tennessee 37216**.

Being the same property conveyed to Jeremy Alfredo Quinonez and Michelle Quinonez, Husband and wife by Warranty deed from Charles Douglas Poe and Wife, Temisha G. Poe of record in Instrument No. 20160127-0007933 Register's Office for Davidson County, Tennessee.

Witness my hands this the 9th day of July, 2018.

Jeremy Alfredo Quinonez

Witness my hands this the 12th day of July, 2018.

Michelle Quinonez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JEREMY ALFREDO QUINONEZ**, the within named bargainor, 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, this the 9th of July, 2018.

Notary Public
My Commission Expires: 7-6-2020
(SEAL)

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MICHELLE QUINONEZ**, the within named bargainor, 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, this the 12th of July, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

RETURN TO:

RUDY TITLE & ESCROW
2012 21st Ave. South
Nashville, TN 37212