Bill Garrett Davidson County
Batch# 124216 DEEDQC
08/02/2018 03:41:34 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20180802-0076060

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Arnulfo Rudy Silva Meredith Silva 1905 Shelby Avenue Nashville, TN 37206	Shellpoint Mortgage Servicers P.O. Box 10826 Greenville, SC 29603-0826	083-14-0-350.00

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, **Arnulfo Rudy Silva,** by these presents does hereby quitclaim and convey unto **Arnulfo Rudy Silva and Meredith Silva, husband and wife,** their heirs, successors and assigns, his right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 145 on the Plan of Edgefield Land Company's First Subdivision of record in Plat Book 57, Page 130, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Rachel Biggerstaff by Warranty Deed from Archie Lee Russell and wife, Arcelia P. Misguez n.k.a Arcelia P. Russell of record in Instrument No. 20161216-0132207 Register's Office for Davidson County, Tennessee, dated December 15, 2016 and recorded on December 16, 2016.

Being the same property conveyed to Rachel Biggerstaff by Warranty Deed from Archie Lee Russell and wife, Arcelia P. Misguez n.k.a Arcelia P. Russell of record in Instrument No. 20161216-0132207 Register's Office for Davidson County, Tennessee, dated December 15, 2016 and recorded on December 16, 2016.

Being the same property conveyed to Arnulfo Rudy Silva by Warranty Deed from K & D Werks of record in Instrument No. 20180126-0008588 Register's Office for Davidson County, Tennessee, dated January 25, 2018 and recorded on January 26, 2018.

Being also known as 1905 Shelby Ave. Nashville, Tennessee 37206.

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 2 day of August 2018.

Affiant

My commission expires:
(Affix Seal)
07-05-2021

Notary Public

KELLY RAY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this day of August 2nd 2018.

Arnulfo ~~Rudy~~ Silva

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Arnulfo Rudy Silva**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 2 day of August 2018.

Notary Public

My Commission Expires: 07-05-2021

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

WAIVER OF LIABILITY FOR QUITCLAIM DEED

The undersigned is transferring property pursuant to a Quitclaim Deed prepared by Lockeland Law Group, PLC ("Lockeland Law Group"). The undersigned hereby acknowledges that he/she/they are fully aware that said Quitclaim Deed can only transfer that interest that the undersigned actually has in the property at the time said Quitclaim Deed is executed. The undersigned hereby agrees to hold harmless Lockeland Law Group, and its underwriter, Chicago Title Insurance Company, for any loss or expense, including attorneys' fees, sustained because of or relating to the execution of said Quitclaim Deed. Lockeland Law Group, is not insuring the title of the property being transferred pursuant to said Quitclaim Deed.

The undersigned transferor also agrees to hold harmless Lockeland Law Group, and Chicago Title Insurance Company for any obligations, duties, commitments, or other restrictions that may exist with respect to the property being transferred/deeded. The undersigned also acknowledges that he/she/they have had an opportunity to fully determine whether quitclaiming said property will result in any adverse consequences, whether legal, tax, or other consequences, and assumes all liability if said transfer of the property via Quitclaim Deed should result in damages and/or a breach of a duty owed by the transferor to other parties, including, inter alia, lenders, condo associations and governmental entities.

Arnulfo Rudy Silva

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Arnulfo Rudy Silva**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 2 day of August 2018.

Notary Public

My Commission Expires:

07-05-2021

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

LENDER: **Steven T Morris**

SELLER'S NAME: **Jason A. Musch**
PROPERTY ADDRESS: **922 West Greenwood Avenue, Nashville, TN 37206**

CLOSING DATE: July 31, 2018 **DISBURSEMENT DATE: July 31, 2018**

SELLER'S FORWARDING ADDRESS:

_____

_____

LOAN NO.: _____

To Whom It May Concern:

With regards to the above captioned Seller (mortgagor), please find enclosed Concord Title's escrow check in the amount of $??Charge113SPAC?? which represents payment in full of the loan and/or loans as captioned above. ****If the above loan and/or loans represents an equity line of credit, you must immediately terminate the line of credit and release your security instrument for the same.****

All canceled loan documents, together with any refund owed to the mortgagor for escrow deposit and/or interest overages, should be forwarded to the Seller at the above referenced address.

PLEASE EXECUTE AND FORWARD THE PROPERLY RECORDED RELEASE(S) TO THE FOLLOWING ADDRESS:
CONCORD TITLE/COOL SPRINGS
3000 MERIDIAN BLVD. SUITE 140
FRANKLIN, TN 37067

♦**IMPORTANT NOTICE:** Failure to provide a Release within 45 days of receipt of payoff and request for release can result in statutory penalties in accordance with T.C.A. § 66-25-102, et.Seq. After 45 days of request, a penalty of $100.00 will be assessed. After 75 days of request, an additional $1,000.00 will be assessed.♦

Recording Information to be released:

Deed of Trust of record in 20180726-0073147, Register's Office for DAVIDSON County.

BY SIGNING BELOW, I/We acknowledge that I/we have entered into a transaction today asking Concord Title/Cool Springs to pay off a mortgage or mortgages on my/our property.

I/We understand that the Lender (mortgage holder) has provided the payoff information necessary for Concord Title/Cool Springs to determine the amount I/we should have to pay. I/We hereby authorized the above Lender to disburse money out of my/our escrow account in order to cover any shortage owed in addition to the amount enclosed.

The mortgage holder has indicated that the payoff information is subject to post closing audit and correction by the Lender, and Concord Title/Cool Springs has no control over any amounts that I/we may be refunded or required to pay.

If the Lender should determine that the payoff figure it supplied to Concord Title/Cool Springs is inaccurate, or if for any reason the payoff is insufficient to fully payoff the Loan, including, but not limited to, clerical mistakes or oversights by Lender or Concord Title/Cool Springs, it is my/our responsibility to immediately pay any shortage, plus interest which shall continue to accrue on the insufficient balance. If I/we do not pay immediately, I/we have failed to give clear title to my/our property and the Loan shall be deemed in default.

SELLER:

Jason A. Musch

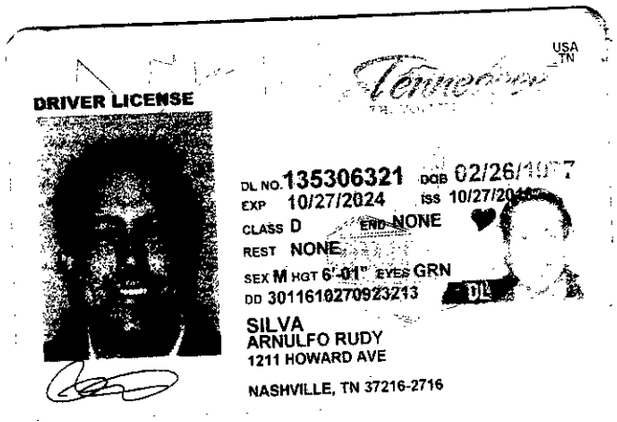
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, Jason A. Musch THE WITHIN NAMED AFFIANT WITH WHOM I PERSONALLY ACQUAINTED (OR PROVED TO BE ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO MADE OATH THAT THE STATEMENTS CONTAINED IN THE FOREGOING AFFIDAVIT ARE TRUE OF THE AFFIANT(S)' OWN PERSONAL KNOWLEDGE AND WHO ACKNOWLEDGED THAT IT EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED. this 31st day of July, 2018.

My Commission Expires: 5/6/19

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY


DRIVER LICENSE

USA
TN

DL NO. 135306321 DOB 02/26/1977
EXP 10/27/2024 ISS 10/27/2016
CLASS D END NONE
REST NONE
SEX M HGT 6'-01" EYES GRN
DD 3011610270923213

SILVA
ARNULFO RUDY
1211 HOWARD AVE

NASHVILLE, TN 37216-2716