QUITCLAIM DEED

This instrument was prepared without the benefit of a Title Examination and on information provided by the parties. No representation regarding the state of this Title is made by the preparer.

RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-18-19

STATE OF TN
COUNTY OF Sumner

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

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 7 DAY OF August, 2018.

(Affix Seal) Notary Public

My Commission Expires: 6/18/19

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
Property Title Services, LLC.
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Belkis Caballero Armas	SAME	150.02-0-208.00
720 Bluewater Drive		
Nashville, TN 37217		

For and in consideration of the sum of $10.00, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, **I/We, Zarimar Castano and Fay Thi Denton,** hereinafter called the Grantor, have bargained and sold, and do hereby Quitclaim and convey unto **Belkis Caballero Armas**, hereinafter called the Grantee, **his/her/their** heirs and assigns, all of my/our right, title and interest in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

"EXHIBIT A"

Land in Davidson County, Tennessee, being Lot No. 194, on the Plan of Revised Section Two, Harbor Gate, of record in Plat Book 6250, Page 33, 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 Daniel Paredes, a married man, by deed of record from BR Real Estate Holdings, LLC, a South Carolina limited liability company, recorded on 12/27/2017 as Instrument #20171227-0131054 in the Register's Office for Davidson County, Tennessee.

Daniel Paredes, then married to Fay Thi Denton, died intestate, without issue, natural born or adopted, on June 7, 2018. Daniel Paredes' former wife Zarimar Castano joins in this conveyance to convey her rights in the Real Property, if any, to the Grantee herein, said Grantee being the mother of Daniel Paredes.

This is ( ) unimproved property:
(X) improved property known as: **720 Bluewater Drive, Nashville, TN 37217**

Witness my hand this 6 day of August, 2018:

Zarimar Castano 8-6-18
date

Bill Garrett Davidson County
Batch# 126886 DEEDQC
08/09/2018 11:20:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180809-0078567

STATE OF FL
COUNTY OF Dade

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, the bargainor(s), **Zarimar Castano,** with who I am personally acquainted or proved to me on the basis of satisfactory evidence to be the persons described in and who executed the within instrument, and who acknowledged the execution of the same to be **his/her** free act and deed.
Witness my hand and official seal at:

County of Dade, State of FL this 6 day of August, 2018.

Notary Public

My Commission Expires: 12-21-2019

Patricia Gutierrez
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF931890
Expires 12/21/2019

Fay Thi Denton 8/7/18

Fay Thi Denton **date**

STATE OF TN
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, the bargainor(s), **Fay Thi Denton,** with who I am personally acquainted or proved to me on the basis of satisfactory evidence to be the persons described in and who executed the within instrument, and who acknowledged the execution of the same to be **his/her** free act and deed.
Witness my hand and official seal at:

County of Sumner, State of TN, this 7 day of August, 2018.

Notary Public

My Commission Expires: 6/18/19

RHONDA M. HANNAH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
EXPIRES 6-18-2019

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019