Prepared by/Return to:
Signature Title Services, LLC
1517 Hunt Club Blvd, Ste 200
Gallatin, TN 37066

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $-0.

Affiant

Subscribed and sworn to before me, this 31st day of July, 2018.

Notary Public

My commission expires

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018

Bill Garrett Davidson County
Batch# 128288 DEEDQC
08/13/2018 12:17:43 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20180813-0079671

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number
Alberta Madrazo	**New Owner**	148-01-0-197.00
4940 Sherman Oaks Drive		
Nashville, TN 37211		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Gustavo Perez and wife, Alberta Madrazo , " GRANTOR(S)", by these presents, does hereby quitclaim and convey unto Alberta Madrazo, herein called "GRANTEE(S)", his successors, heirs and assigns all of her rights, title and interests in and to a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Being Lot No. 384, on the Plan of Hillbrook Subdivision, Section 6, of record in Book 4175, Page 7, Register's office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Gustavo Perez and wife, Alberta Madrazo by Warranty Deed dated March 15, 2000 and recorded as Instrument Number 200003170027799, Register's Office of Davidson County, Tennessee.

This conveyance is subject to Restrictive covenants of record in Book 4213, Page 155, Register's Office for said County.

This is improved property bearing the street address of 4940 Sherman Oaks Drive, Nashville, TN 37211 also known as 298 Comroe Road, Nashville, TN 37211.

Preparer makes no representation as to the accuracy of the information contained herein, this instrument having been prepared without benefit of title search upon information furnished by the parties hereto.

WITNESS my hand(s) this 31 day of July, 2018.

Gustavo Perez

Alberta Madrazo

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **Gustavo Perez**, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in Nashville, TN, this 31 day July, 2018.

Notary Public

My Commission Expires: Nov 05, 2018

GUILLERMO B LARREA RIOS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-5-2018

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **Alberta Madrazo** , the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in Nashville, TN, this 31 day July, 2018.

Notary Public

My Commission Expires: Nov 05, 2018

GUILLERMO B LARREA RIOS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-5-2018