Bill Garrett Davidson County
Batch# 128925 DEEDQC
08/14/2018 02:16:19 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180814-0080326

QUITCLAIM DEED

This instrument was prepared by:
OMAR SALVADOR RODRIGUEZ VIGIL[*Name*]
441 CEDARVALLEY DRIVE [*Street or Postal Address*]
NASHVILLE TN 37211 [*City, State, Postal Code*]

Name and address of the new owner (the Grantee):	**SHAINA RUBY RODRIGUEZ M** **441 CEDARVALLEY DRIVE** **NASHVILLE TN 37211**
Name and address of the Mortgagee (the holder of a mortgage or the owner of the property):	**OMAR SALVADOR RODRIGUEZ VIGIL** **441 CEDARVALLEY DRIVE** **NASHVILLE TN 37211**
Tax map parcel number:	**162-13-0-024.00**
Mail tax bills to:	**OMAR SALVADOR RODRIGUEZ VIGIL** **441 CEDARVALLEY DRIVE** **NASHVILLE TN 37211**

In consideration of Fifty Two Thousand Dollars ($0,)

and NO other valuable consideration paid, the receipt for which is acknowledged I, OMAR SALVADOR RODRIGUEZ VIGIL the Grantor, sell, transfer, and convey to SHAINA RUBY RODRIGUEZ M, the Grantee, all of my right, title and interest in the following real estate:

IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:
Subdivision **Cedarwood Estates Plat Book/Page**
Block/Lot /23 **District/WardUSD**
Description **Lot 23 Cedarwood Estates Sec 1 / Neighborhood Code And Name: 4079 Bridle Downs/Hunters Branch/Monte Carlo**

441 CEDARVALLEY DRIVE
NASHVILLE TN 37211

No boundary survey of the real estate was made at the time of this conveyance, and the description of it is not different from that shown in any previous deed. FOR PRIOR TITLE, see Parcel number 162-13-0-024.00 #20050217-0018276 in the Register's Office of Davidson County, Tennessee.
Taxes for the year 2017 -2018 are assumed by the Grantor.

THIS CONVEYANCE IS SUBJECT TO MATTERS OF PUBLIC RECORD including the following: (1) governmental zoning and other ordinances and regulations; (2) utility, sewer, drainage, and other easements and stipulations; and (3) subdivision and condominium covenants, conditions, declarations, and other restrictions.

THIS CONVEYANCE IS ALSO SUBJECT TO (1) the rights of tenants or claims of tenants in possession under oral, or written but unrecorded, leases or other agreements and (2) _____.

Witness my hand this 11th day of August, 2018.

_____ OMAR SALVADOR RODRIGUEZ VIGIL
Grantor

Acknowledgement

STATE OF Tennessee
COUNTY OF Davidson

On the 11th day of August, 2018, before me personally appeared Omar Rodriguez, the Grantor, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that he or she executed the same as his or her free act and deed.

_____
Notary Public

My Commission Expires
JUL 05 2021

My commission expires: _____.

SELVYN AMAYA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Affidavit of Value

STATE OF Tennessee
COUNTY OF Davidson

I swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $0.00. That amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Maina R. Rodriguez
Grantee

_____
Grantee

Sworn to and subscribed before me this 11th day of August, 2018.

_____
Notary Public

My Commission Expires
JUL 05 2021

My commission expires: _____.

SELVYN AMAYA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY