QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 131796 DEEDQC
08/21/2018 03:33:04 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20180821-0082989

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th DAY OF August, 2018.

Notary Public

MY COMMISSION EXPIRES: 11/6/20
(AFFIX SEAL)

DANA WORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Victor Roque Salazar and Ines Vargas Valencia	**Same**	**17601001100**
(NAME)	(NAME)	
3872 Round Rock Drive		
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013		
(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,

VICTOR ROQUE SALAZAR ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

VICTOR ROQUE SALAZAR AND INES VARGAS VALENCIA, MARRIED ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 70 ON THE PLAN OF HICKORY WOODS ESTATES, SECTION A, OFRECORD IN PLAT BOOK 6900, PAGE 511, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO VICTOR ROQUE, BY WARRANTY DEED FROM ERIC R MILLER AND WIFE, JESSIE K MILLER, OF RECORD IN INSTRUMENT NUMBER 20040920-0112491, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

VICTOR ROQUE IS THE SAME PERSON AS VICTOR ROQUE SALAZAR AS REFERENCED IN A SCRIVENER'S AFFIDAVIT OF RECORD IN INSTURMENT NUMBER 20161208-0128800, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **3872 Round Rock Drive, Antioch TN 37013**

Witness our hands this the 10th day of August, 2018.

VICTOR ROQUE SALAZAR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **VICTOR ROQUE SALAZAR,** 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of August, 2018.

Notary Public

My Commission Expires: 7-11-2020

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY