This Instrument Prepared by, & Return To:
Charles E. Reed, Attorney at Law
2840 Logan Street, Suite 100
Nashville, TN 37211
Telephone: (615) 864-7452

Karen Y Johnson Davidson County
Batch# 164493 DEEDQC
11/21/2018 02:09:43 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20181121-0114779

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration for this transfer is $0.00

Francis A Mendieta

Francis Mendieta

Subscribed and sworn to before me this 05 day of September 2018

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires:

Address of New Owner:	Send Tax Bills to:	Assessor's Parcel ID:
Diana Patricia Rojas **2918 Teakwood Drive** **Nashville, TN 37214**	**NEW OWNER**	**09610006700**

QUITCLAIM DEED

For and in consideration of the sum of ten & no/100 dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Affiant Francis Mendieta, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer, convey, release and quitclaim to Diana Patricia Rojas, hereinafter called the Grantee, her heirs and assigns, Grantor's entire right, title and interest in and to a certain tract of land, together with all improvements located thereon, described as follows:

Described property located in Davidson County, Tennessee, to wit:

Lot 224, on the Plan of Cloverhill, Section V, as of record in Book 2133, Page 88, Register's Office for Davidson County, Tennessee.

Said Lot No. 224 fronts 80 feet on the Northerly margin of Teakwood Drive and runs back between lines measuring 179.5 feet on the Easterly line and 187.7 feet on the Westerly line, to a dead line in the rear measuring 80 feet thereon.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20070323-0035246 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20120924-0086473, in said Register's Office.

Being the same property conveyed to Francis Mendieta by Special Warranty Deed from Fannie Mae A/K/A Federal Mortgage Association, recorded as Instrument No. 20130308-0023270, Register's Office in Davidson County, Tennessee.

This instrument and the interest released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

All information in this Quitclaim Deed has been provided by the public records of Davidson County, Tennessee and the parties hereto; the preparer of this document has not done a title search, and provides no warranties or representations related thereto; and all title issues are at the risk of the parties hereto.

This property is improved property known as: **2918 Teakwood Drive, Nashville, TN 37214**

WITNESS my hand this 05 day of September 2018

Francis Mendieta

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Francis Mendieta, the bargainor, 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 Nashville, Tennessee, this 05 day of September 2018

ANNE TRAVIESO RAMOS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

Notary Public

My Commission expires: