QUITCLAIM DEED

Karen Y Johnson Davidson County
Batch# 167761 DEEDQC
11/28/2018 11:18:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20181128-0116013

STATE OF TENNESSEE }
COUNTY OF Davidson }
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $1.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 14 DAY OF November, 2018.

NOTARY PUBLIC

My Commission expires: _____

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

THIS INSTRUMENT PREPARED BY:

Broker Title & Escrow, LLC 1404 17th Avenue South, Nashville TN 37212

NAME	ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL N
Diana Arellano	New Owner	096-06-0-202-00
2916 Sinbad Dr.		
(ADDRESS)	(ADDRESS)	
Nashville TN 37214-3324		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

J. Reyes Arellano, unmarried, the Grantor

hereinafter referred to as Grantor, by these presents does hereby remise, release and QUITCLAIM unto

Diana Arellano, the Grantee

hereinafter referred to as Grantee, all of her right, title and interest in and to a certain tract or parcel of land in **Davidson County**, **Tennessee**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Cloverhill, Section No. II of record in Plat Book 2133, Page 46, 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 J. Reyes Arellano, unmarried by Warranty Deed from Maria Cristina Chilton, unmarried, dated September 10, 2015, of record in Instrument No. 20150924-0097256, Register's Office for Davidson County, Tennessee, dated September 24, 1976 and recorded on September 30, 1976.

Said Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

This is improved (X) property, known as: **2916 Sinbad Drive Nashville TN 37214-3324**
(House Number) (Street) (City) (State) (Zip)

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.

Witness my hand this the 12 day of November 2018.

J. Reyes Arellano

INDIVIDUAL ACKNOWLEDGEMENTS:

STATE OF Tennessee }
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named
J. Reyes Arellano, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 12 day of November 2018.

My Commission expires:
9-6-2022.

Notary Public

ANA SHIRLEY TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-6-2022

True Copy Certification

I, Connie Taylor, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212