Karen Y Johnson Davidson County
Batch# 181161 DEEDQC
01/07/2019 11:08:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190107-0001541

Prepared by/Return to:
Mark B. Leedom, Esq.
7065 Moores Ln Ste 100
Brentwood, TN 37027

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.

Oscar Noel Bonilla
Affiant

Subscribed and sworn to before me, this RS JAN 4th day of Jan, 2019.

Notary Public

My commission expires: 9/6/22

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number
Norma Del Carmen Miranda	**New Owner**	**043-09-0-366.00**
304 Wiley Street		
Madison, TN 37115		

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, OSCAR N. BONILLA and NORMA DEL CARMEN MIRANDA, " GRANTOR(S)", by these presents, do hereby quitclaim and convey unto NORMA DEL CARMEN MIRANDA, herein called "GRANTEE(S)", his/her/their/its successors, heirs and assigns all of his/her/their rights, title and interests in and to a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Overlook Estates Subdivision of record in Book 843, Page 105, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Oscar N. Bonilla and Norma del Carmen Miranda by Warranty Deed from Janice A. Atchley dated 6/2/03 of record in Instrument No. 20030701-0090413, Register's Office of Davidson County, Tennessee.

Subject to any and all covenants, conditions, restrictions, easements, and encumbrances of record in the Register's Office of Davidson County, Tennessee.

For recital purposes, the above-described property is improved property known as 304 Wiley Street, Madison, TN 37115.

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/our hand(s) this 4th day of January, 2019.

Oscar Bonilla
OSCAR N. BONILLA

Norma del Carmen Miranda
NORMA DEL CARMENR MIRANDA

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Oscar N. Bonilla and Norma Del Carmen Miranda , 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 this 4 day of Jan., 2019.

Notary Public

My Commission Expires: 9/6/22



True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020

Notary's Seal (if on paper)

