Karen Johnson Davidson County
Batch# 264174 DEEDQC
07/30/2019 01:33:02 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190730-0075003

THIS INSTRUMENT PREPARED BY: HEATHER A. DERRICK **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $0. Tillie Noble Affiant Subscribed and sworn to before me, this 22nd day of July, 2019. Heather A Derrick Notary Public My Commission Expires: July 5, 2021

Address New Owner As Follows: Carlos A. Garcia 709 Marlin Pass Madison, Tennessee 37115	Send Tax Bills To: New Owner	Map-Parcel Number: 052 16 0 102.00

EXECUTOR'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **Betty M. Perales, the duly appointed Executrix of the Estate of Pedro J. Perales**, deceased (the "Decedent"), who died on July 24, 2015, and whose estate is being administered in the Seventh Circuit for Davidson County, Tennessee, Docket No. 15P-1783, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt of which

is hereby acknowledged, and in connection with the Settlement Agreement entered in the matter of Betty M. Perales, personal representative of the Estate of Pedro J. Perales v. Carlos Garcia, Docket No. 18-830-II, in the Chancery Court of Davidson County, Tennessee, hereby releases, remises, quitclaims and gives unto **Carlos A. Garcia**, all right, title and interest of the Decedent and the Decedent's estate in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, described as follows, to wit:

Being lot number 83 on the map of Marlin Meadows Subdivision, Section IV, as of record in Book 2133, Page 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Pedro J. Perales and Carlos A. Garcia by warranty deed dated August 16, 2012, from U.S. Bank National Association, as trustee, successor in interest to Bank of America, National Association as trustee as successor by merger to LaSalle Bank National Association, as trustee for Certificateholders of Bear Stearns Asset Backed Securities I LLC, asset-backed certificates, series 2005-FRI, of record in Instrument 20120912-0082695, Register's office for Davidson County, Tennessee. Pedro J. Perales died on July 24, 2015. His Will was submitted for probate in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 15P-1783. Betty M. Perales was appointed the Executrix of his Last Will and Testament and was granted full power to sell and convey real property of the Estate under the terms of the Will. The Estate is still open.

This is improved property known as 709 Marlin Pass, Madison, Tennessee 37115.

Subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

Signature Page to Follow

WITNESS my hand this 22nd day of July, 2019.

ESTATE OF PEDRO J. PERALES

By: _____
~~Betty~~ M. Perales, Executrix of the Estate of Pedro J. Perales

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Betty M. Perales, Executrix of the Estate of Pedro J. Perales**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 22nd day of July, 2019.

_____
Notary Public

DENISE JOSCELYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires MAY 5, 2020

My Commission Expires: 5-5-2020