This instrument prepared by:

Vanessa Saenz, Esq
Saenz & Maniatis
2874 Elm Hill Pike
Nashville TN 37214
615-366-1211

Send tax bills to:

Rodolfo Alvarado
4816 Cascade Drive
Old Hickory TN 37138

Parcel Number:

Address of new owner:

Rodolfo Alvarado
4816 Cascade Drive
Old Hickory TN 37138

Karen Johnson Davidson County
Batch# 317541 DEEDQC
11/19/2019 03:32:59 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20191119-0119527

QUITCLAIM DEED

THIS INDENTURE, is made between **JOY ALVARADO** hereinafter referred to as the "Grantor" and **RODOLFO ALVARADO** hereinafter referred to as "Grantee."

WITNESSETH:

Grantor, and for other good and valuable consideration in the sum of $1.00, has released and quit claimed, and does hereby bargain, sell remise, release and quitclaim unto the Grantee as part of the marital dissolution agreement and per T.C.A 66-5-209, the following described premises, to wit:

Land in Davidson County TN being lot No 290 on the plan of section four Sherwood Forest of record in book 4460, page 182 Register's office of said county to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Angela Vickers and Brien Vickers wife and husband by deed from Scott N Young dated December 9, 2011 recorded in December 29, 2011 of record in instrument No 20111229-0101921 Register's office for Davidson County Tennessee. The conveyance is subject to all easements, restrictive covenants and conditions and other matters of record including all items set out on any applicable plat of record.

This is improved property known as: 4816 Cascade Drive Old Hickory TN 37138.

NOW, THEREFORE, the Grantor does hereby transfer and convey, quitclaim and assign forever, all his/her rights, title and interest in and to the above describe real property.

FURTHER, the Grantee indemnifies the Grantor from any continuing liability on the above-described real property to include any judgments for deficiency from a foreclosure action.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the tittle of said land to the said GRANTEE(S) their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

R.A

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 000.
Rodolfo Alvarado, Affiant
Subscribed and sworn before me this the
19 Day of NOV, 2019.
AHayes, Deputy Register

Joy Alvarado
Joy Alvarado
Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a notary public in and for said County and State, the within Grantor, Joy Alvarado, 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.

ZOE BEATON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Zoe Beaton
NOTARY PUBLIC

10/29/19
Date

My Commission Expires: 3/15/2023