Karen Johnson Davidson County
Batch# 353595 DEEDQC
02/05/2020 11:41:40 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200205-0013389

STATE OF: TENNESSEE)
COUNTY OF: DAVIDSON)
THE ACTUAL CONSIDERATION FOR THE TRANSFER IS $0, PURSUANT TO T.C.A. §67-4-409(a)(3)(E).
FURTHER AFFIANT SAYETH NAUGHT

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 03rd DAY OF FEBRUARY, 2020.

DELMIN SALAZAR - NOTARY PUBLIC My commission expires: 02 May 2022

DELMIN MEDRANO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES

NAME AND ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	INSTRUMENT PREPARED BY:
Ortelio Gil Reyes Y Rodriguez and Maria Haydee Estrada 3037 Owendale Drive Antioch, TN 37013	Ortelio Gil Reyes Y Rodriguez and Maria Haydee Estrada 3037 Owendale Drive Antioch, TN 37013 **MAP/PARCEL: 150-09-0-A 041.00CO**	Community Law Group, PLLC 2604 Nolensville Pike, Ste. C Nashville, TN 37211

QUITCLAIM DEED

WHEREAS ORTELIO G. REYES RODRIGUEZ, married, is the current owner of record of the property more specifically described, *infra* (*hereinafter* "Property");

WHEREAS ORTELIO G. REYES RODRIGUEZ and ORTELIO GIL REYES Y RODRIGUEZ are one in the same person;

WHEREAS, on 27 January 2006, ERIN BECKWITH CUNNINGHAM and husband, DUSTIN K. CUNNINGHAM, transferred and conveyed to ORTELIO G. REYES RODRIGUEZ, married, the Property via warranty deed;

WHEREAS, on 27 January 2006, ORTELIO G. REYES RODRIGUEZ and MARIA HAYDEE ESTRADA were and remain husband and wife;

WHEREAS the undersigned Parties, ORTELIO G. REYES RODRIGUEZ, a/k/a ORTELIO GIL REYES Y RODRIGUEZ, and MARIA HAYDEE ESTRADA, husband and wife, desire to assign and quitclaim their full, undivided interest in the Property to: **ORTELIO GIL REYES Y RODRIGUEZ** and **MARIA HAYDEE ESTRADA**, husband and wife, and

NOW, THEREFORE:

FOR AND IN CONSIDERATION of the sum of -0- dollars and No/100 Dollars ($0.00), **ORTELIO G. REYES RODRIGUEZ** and **MARIA HAYDEE ESTRADA**, husband and wife, by these presents, have bargained, sold and do hereby convey, remise, release and forever quitclaim unto **ORTELIO GIL REYES Y RODRIGUEZ** and **MARIA HAYDEE ESTRADA**, husband and wife, their successors and assigns, their entire right, title and interest in and to the following described tract of land in Davidson County, State of Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 195 on the Plan of Forrest View Park, Section VII, a Planned Unit Development, as of record in Book 6900, Page 162, Register's Office for said County, to which Plan reference is made for a more complete description.
>
> Being the same property conveyed to Erin C. Beckwith, unmarried, by deed of record in Instrument 20030828-0125246, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to ORTELIO G. REYES RODRIGUEZ, married, by warranty deed from Erin Beckwith Cunningham and husband, Dustin K. Cunningham, dated 27 January 2006 by deed of record in Instrument 20060207-0015234, Register's Office for Davidson County, Tennessee, Erin C. Beckwith and Erin Beckwith Cunningham being one in the same person and with Dustin K. Cunningham executing said deed with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the Property.

This is improved Property more commonly known as: 3037 Owendale Drive, Antioch, Tennessee 37013. This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

Witness our hands this 03rd day of February, 2020.

MARIA HAYDEE ESTRADA

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 bargainor, **MARIA HAYDEE ESTRADA**, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 03rd day of February, 2020.

DELMIN SALAZAR, NOTARY PUBLIC
My Commission Expires: 02 May 2022

DELMIN SALAZAR MEDRANO Seal STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-2-2022

ORTELIO GIL REYES Y RODRIGUEZ a/k/a
ORTELIO G. REYES RODRIGUEZ

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 bargainor, **ORTELIO GIL REYES Y RODRIGUEZ**, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 03rd day of February, 2020.

DELMIN SALAZAR, NOTARY PUBLIC
My Commission Expires: 02 May 2022

DELMIN SALAZAR MEDRANO Seal STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-2-2022

This attorney prepared this Deed without the benefit of a title examination and solely with the information provided him by the Parties; this attorney assumes no responsibility for the accuracy of the legal description or the status of the title to the Property