BOX #14

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 362983 DEEDQC
02/25/2020 02:14:34 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200225-0021012

State of Tennessee
County of Davidson

The actual consideration for this transfer is $ 0 .

Affiant

Subscribed and sworn to before me, this the 25th day of February, 2020.

Notary Public

My commission expires: Nov 8th 2021

(AFFIX SEAL)

JESSICA D. PUCKETT
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Julio Cesar Acevedo Hernandez	**"New Owner"**	043 13 0 431.00
612 Forest Park Court		
Madison, TN 37115		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Gorge Alberto Zetino, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

Julio Cesar Acevedo Hernandez and wife, Rosa Catalina Aranda Guevara

HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 11 of the Resubdivision of Lots 37 and 38 and part of Lots 39, 40 and 41, Block I, as shown on the map entitled Forest Park Subdivision of Madison, Section 2, of record in Plat Book 8250, page 869, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Gorge Alberto Zetino by Deed from Roxana del Carmen Gutierrrez, formerly Roxanna del Carmen Gutierrrez De Zetino, by Quitclaim Deed dated April 23, 2019, of record in Instrument No. 20200115-0005397, Register's Office of Davidson County, Tennessee. Said property formerly to Roxana del Carmen Gutierrrez, formerly Roxana del Carmen Gutierrrez by Deed from Department of Housing and Urban Development by deed dated April 21, 2006, and recorded in Instrument No. 20060823-0104080, in the Register's Office of Davidson County, Tennessee.

THE herein described property is not now nor ever has been the principal place of residence of the Grantors herein.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

SAID property is conveyed subject to the limitations, restrictions and encumbrances as may affect the premises.

THIS INSTRUMENT HAS BEEN PREPARED BY THE FIRM OF ATTORNEYS TITLE COMPANY, INC., BASED UPON VERBAL INFORMATION AND DIRECTIONS FROM THE RESPECTIVE PARTIES. THE PARTIES ACKNOWLEDGE AND UNDERSTAND THAT SAID FIRM HAS RELIED ON INFORMATION PROVIDED TO IT AND DOES NOT REPRESENT THE ACCURACY THEREOF.

This is improved property, known as: **612 Forest Park Court, Madison, TN 37115**.

Witness my/our hand(s) this 25th day of February, 2020.

Gorge Alberto Zetino
Gorge Alberto Zetino

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 **Gorge Alberto Zetino,** the bargainor, 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.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of February, 2020

Jessica D. Puckett
Notary Public

My Commission Expires: November 2021

