This Instrument Prepared By & Return to:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW20107
Information in this document furnished by the parties and relied upon by the preparer of this document.

Karen Johnson Davidson County
Batch# 367984 DEEDQC
03/05/2020 10:57:57 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200305-0024748

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Kelvin Arauz and Martha Arauz,** do hereby bargain, sell, release, remise, quitclaim and convey unto **Yinet Rodriguez Garcia** all my rights, title and interest in and to the following described real estate, to-wit:

PROPERTY ADDRESS: 415 Benita Drive, Nashville, Tennessee 37211

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 12 on the plan of Windsor Park, as of record in Book 3600, Page 64, Register's Office for Davidson County, Tennessee. Said Lot No. 12 fronts 70.0 feet on the southwesterly side of Benita Drive and extends back between parallel lines 190 feet to a dead line in the rear measuring 70 feet thereon.

BEING the same property conveyed to Kelvin Arauz and Martha Arauz by Warranty Deed from Robert Kelley and Kirsten Kelley, dated February 27, 2020 of record in Instrument No. 20200305-0024747, Register's Office for Davidson County, Tennessee.

IN TESTIMONY WHEREOF I have hereunto set my hand and seal this 3rd day of March, 2020.

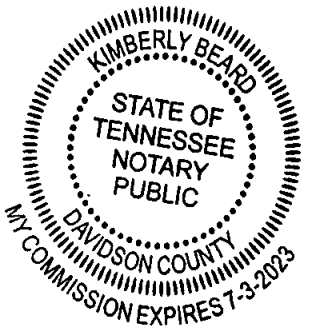
Kelvin Arauz

Martha Arauz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of March, 2020, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Kelvin Arauz and Martha Arauz to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of same on their behalf to be his/her/their free act and deed.

Kimberly Beard
Notary Public
My Commission Expires: 7-3-23



STATE OF TENNESSEE
COUNTY OF DAVIDSON

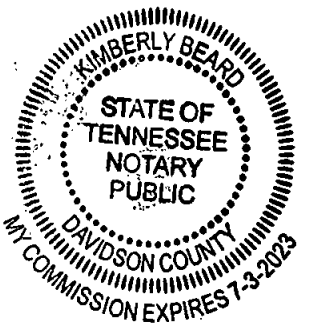
The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 3rd day of March, 2020.

Kimberly Beard
Notary Public

My Commission Expires: 7-3-23



Tax/Map ID & Parcel
133-12-0-015.00

New Owners:
Yinet Rodriguez Garcia
415 Benita Drive
Nashville, TN 37211

Send Tax Bills to :

Same as New Owner