Prepared By:
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Karen Johnson Davidson County
Batch# 369830 DEEDQC
03/10/2020 08:58:17 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200310-0026564

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Macarena Castillo 209 Aldwych Way Antioch, TN 37013	Macarena Castillo 209 Aldwych Way Antioch, TN 37013	Map and Parcel 149010B10300CO

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, the **GRANTOR, Luis Ricardo Martinez Serna**, as heir-at-law to Rodolfo Castillo, has bargained and sold, and by these presents does quitclaim, transfer and convey all of her right, title and interest in that certain real property located in Davidson County, Tennessee, as more particularly described on **Exhibit A** attached hereto, to **Macarena Castillo** a widowed woman.

This is improved property known as **209 Aldwych Way Antioch, TN 37013.**

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

Witness the execution of this Deed by the undersigned as of this the 27 of January, 2020.

GRANTOR:

Luis Ricardo Martinez Serna

[Signature page to follow]

Witness my hand this 27th day of January 2020.

Luis Ricardo Martinez Serna

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **Luis Ricardo Martinez Serna**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Sworn to and subscribed before me this 27th of January 2020.

Notary Public

My Commission Expires: 06/19/2021

DEBORAH A NEISZ
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-19-2021

NO RECORDATION TAX IS DUE ON THIS CONVEYANCE PURSUANT TO TENN. CODE ANN. § 67-4-409(4) BECAUSE THIS IS A QUITCLAIM DEED AND THE ACTUAL CONSIDERATION GIVEN FOR THIS CONVEYANCE IS $1.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN AND NO EXAMINATION OF THE PUBLIC RECORDS IN THE OFFICE OF THE REGISTER OF DEEDS HAS BEEN MADE BY THE PREPARER OF THIS INSTRUMENT TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

EXHIBIT A

LEGAL DESCRIPTION

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. 236 on the Plan of Piccadilly Square, Phase 3, of record in Plat Book 6250, pages 892-894, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Rodolfo Castillo by deed from James M. Pope and Phyllis G. Pope, married, filed of record in Book 9378, page 67, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.