THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

Karen Johnson Davidson County
Batch# 394075 DEEDQC
04/30/2020 10:56:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200430-0045265

This deed is prepared with information provided by the client/owner without the benefit of a title search and/or examination.

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Ronald G. Gomez 1309 Gartland Avenue Nashville, TN 37206	~~New Owner~~ SWBC Mortgage Corporation 117 Seaboard Ln. Ste F-205 Franklin, TN 37067	083-09-0-061.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Deborah A. Gomez, a married woman,** by these presents does hereby quitclaim and convey unto **Ronald G. Gomez, a married man,** his/her/their heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being the Easterly one-half of Lot No. 6, Block One, on the Map of the Partial Plan of the Property of the East Addition Real Estate Company of record in Plat Book 161, Page 73, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 6 front 50.0 feet on the North side of Gartland Avenue and runs back between parallel lines 160.0 feet to an alley.

Being the same property conveyed to Ronald G. Gomez by Warranty deed from Federal National Mortgage Association aka Fannie Mae, a corporation organized under and existing pursuant to the laws of the Unites States of record in Instrument No. 20050118-0006021 Register's Office for Davidson County, Tennessee, dated January 14, 2005 and recorded on January 18, 2005. (Value of consideration shown in aforementioned deed $165,500.00.)

Being the same property conveyed to Ronald G. Gomez and Deborah A. Gomez, husband and wife by Quitclaim deed from Ronald G. Gomez of record in Instrument No. 20120109-0002360 Register's Office for Davidson County, Tennessee, dated December 29, 2011 and recorded on January 09, 2012.

Being also known as 1309 Gartland Avenue Nashville, Tennessee 37206.

Deborah A. Gomez shall retain a lien as specified in the Marital Dissolution Agreement between Deborah A. Gomez and Ronald G. Gomez. This lien shall be subordinate to the lien by SWBC Mortgage Corporation of record at Instrument Number 20200428-0044454 Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 28 day of April 2020.

Affiant

My commission expires: 5-3-21
(Affix Seal)

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 30th day of April, 2020.

Deborah A. Gomez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Deborah A. Gomez, with whom I/We am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 30th day of April, 2020.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022