Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

File #200426407

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 12th day of June, 2020.

Notary Public

My Commission Expires: 5/7/2024

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 419099 DEEDQC
06/18/2020 12:00:40 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200618-0064220

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Maria Zahira Bonilla and Jose Rolando Castillo, Jr. 1632 Stonewater Drive Hermitage, TN 37076	New Owner	097-02-0[illegible]

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Maria Z. Bonilla Rios n/k/a Maria Zahira Bonilla, married** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Maria Zahira Bonilla and Jose Rolando Castillo, Jr., wife and husband,** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 140 on the Plan of Final Plat of Villages of Riverwood, Section One, Phase 2A of record in Plat at Instrument No. 20110401-0025117, and a Suryeyor's Certificate of correction of record in Instrument No. 20110510-0035925, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Maria Z. Bonilla Rios by Warranty deed from Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20110929-0075587 Register's Office for Davidson County, Tennessee, dated September 16, 2011 and recorded on September 29, 2011.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2020 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of June 2020.

Maria Z. Bonilla Rios

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Maria Z. Bonilla Rios n/k/a Maria Zahira Bonilla, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 12th day of June 2020.

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 5/7/2024