BILL GARRETT, Davidson County
Trans:T20090069146 DEEDQC
Recvd: 10/09/09 11:16 3 pgs
Fees:17.00 Taxes:0.00
20091009-0094190

After Recording Return To:
First AM # 1273129

Return to: 1 of 2
FIRST AMERICAN TITLE INSURANCE
RECORDING DIVISION
2606 ENTERPRISE ROAD STE#300
CLEARWATER, FL 33759-9066
WE-596845-3

Map & Parcel:
092-13-0-212.00

This Instrument Prepared Under the Supervision OF:
M. Powell, Esquire BOPR# 5372
By Law's Specialty Group, Inc.
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300

QUIT CLAIM DEED

[this deed is being executed to add a spouse to title]
{Exempt from Taxation Pursuant to T. C. A § 67-4-409 (3) (A) (i) }

New Owner/ Property Being Conveyed
Efren Perez
Tammy R. Perez
3805 Elkins Avenue
Nashville, TN 37209

Send Tax Bills To:
New Owner

Mail Tax Statement To:
New Owner

THIS INDENTURE, made this 18 day of Sept, 2009, between EFREN PEREZ, a married man joined by his spouse TAMMY R. PEREZ DEL CANO, residing at 3805 Elkins Avenue, Nashville, TN 37209 hereinafter referred to as "Parties of the First Part" and EFREN PEREZ and TAMMY R. PEREZ DEL CANO, husband and wife, residing at 3805 Elkins Avenue, Nashville, TN 37209 hereinafter referred to as "Parties of the Second Part."

WITNESSETH

That the said Parties of the First Part, for and in consideration of the sum of Ten Dollars ($10.00) and no other good and valuable consideration in hand paid by the said Parties of the Second Part, the receipt of which is hereby acknowledged, has bargained, sold, remised, released and QUIT-CLAIMED, and, does hereby bargain, sell remise, release and QUIT-CLAIM unto the said Party of the Second Part, the following described premises, to wit:

BEING LOT NO. 3 OF BLOCK 24 ON THE PLAN OF CHARLOTTE PARK COMPANY'S SECOND ADDITION OF RECORD IN PLAT BOOK 57, PAGE 160 AND 161, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

THIS CONVEYANCE IS MADE SUBJECT TO ALL RESTRICTIONS, EASEMENTS, RIGHTS OF WAY, COVENANTS AND CONDITIONS CONTAINED IN THE DEEDS FORMING THE CHAIN OF TITLE TO THIS PROPERTY BUT NOT REIMPOSED HEREIN.

BEING THE SAME PROPERTY CONVEYED TO EFREN PEREZ, A MARRIED MAN BY WARRANTY DEED RECORDED 08/07/08 AS DOCUMENT NO. 20080807-0081601 IN DAVIDSON COUNTY, TENNESSEE.

PROPERTY ADDRESS: 3805 Elkins Avenue, Nashville, TN 37209
The legal description was obtained from a previously recorded instrument.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal the day and year first above written.

Efren Perez
EFREN PEREZ

STATE OF TENNESSEE }
COUNTY OF Davidson }

On this 18 day of Sept, 2009, before me personally appeared EFREN PEREZ, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

My Commission Expires: 01/07/13

NOTARY PUBLIC

My Com Exp 01/07/13 ak

I hereby swear or affirm that the actual consideration ~~or true value of this transfer, whichever is greater~~ is $ 10 =

Efren Perez
Affiant Efren Perez

Subscribed and sworn ~~to~~ before me
this 18 day of Sept, 2009.

NOTARY PUBLIC

My Commission Expires: 01/07/13

This instrument may be signed in one or more **counterparts** with the same force and effect as if all required **signatures** were performed at the same time. One Grantor appears on this page, subsequent Grantor's signature appears on the following page, individually.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal the day and year first above written.

TAMMY R. PEREZ DEL CANO

STATE OF TENNESSEE }

COUNTY OF Davidson }

On this 18 day of Sept, 2009, before me personally appeared TAMMY R. PEREZ DEL CANO, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

ANN STATHOS DONNELL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

NOTARY PUBLIC

My Commission Expires: 01/07/13 at

I hereby swear or affirm that the actual consideration ~~or true value of this transfer~~, ~~whichever is greater~~ is $ 10

Affiant Tammy R. Perez Del Cano

Subscribed and sworn to before me
this 18 day of Sept, 2009.

ANN STATHOS DONNELL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

NOTARY PUBLIC My Commission Expires: 01/07/13

This instrument may be signed in one or more **counterparts** with the same force and effect as if all required **signatures** were performed at the same time. This is the final Grantor and the end of this document.

This instrument was prepared without benefit of a title search or examination, and title is neither warranted nor guaranteed by preparer. No title search was performed on the subject property by this preparer. **The preparer expresses no opinion as to the title the Grantee(s) will receive.** The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein. No legal advice was given to any party herein. Information contained in this instrument was provided to preparer by an agent for said Grantor and/or Grantee. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. No boundary survey was made at the time of this conveyance. **PREPARER IS NOT RESPONSIBLE FOR CLOSING, the execution of this document, the validity of any power of attorney, if one is being used, the collection of taxes nor the recording of this instrument. Preparer not responsible for typed or hand written additions made to this instrument after its preparation.**