Davidson County DEEDQC
Recvd: 06/09/11 14:51 3 pgs
Fees:17.00 Taxes:0.00
20110609-0044373

QUITCLAIM DEED

KNOWN ALL MEN BY THESE PRESENTS, that **Felipe Garcia** for and in consideration of Ten Dollars and 00/100's ($10.00) do/does hereby bargain, sell, remise, quitclaim, and convey unto, **Pedro J. Perales and wife Betty May Perales, in Fee Simple Absolute** all his/her right, title, and interest to the following described real estate, located in **Davidson County, Tennessee**, described as follows:

120 Harris Street, Madison, TN 37115

Land in Davidson County, Tennessee, being Lot No. 62 on the Map of Madison Realty Company's Subdivision of record in Plat Book 547, Page 164, Register's Office for Davidson County, TN to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Pedro J. Perales by quick claim deed from Wallace Ray Nicholson of record in Book 10556, Page 788, Register's Office for Davidson County, TN.

Being the same property conveyed to Felipe Garcia and Cosme Enriquez by Warranty Deed from Pedro J. Perales and wife Betty May Perales, filed for record on April 19, 2006, Instrument No. 20060419-0044996, in Register's Office for Davidson County, Tennessee.

Being the same property sold at Tax Sale by the Clerk & Master Docket number 09-487-II to Aesthetic Accents, Inc. on January 20, 2010 and recorded on July 26, 2010, Instrument No. 20100726-0058377, in Register of Deeds Office for Davidson County, Tennessee and Redeemed by Pedro J. Perales and wife Betty May Perales on September 13, 2010, divesting Aesthetic Accents interest in said property.

Being the same property conveyed to Pedro J. Perales and wife Betty May Perales by quick claim deed from Cosme Enriquez divesting his interest in the property on November 19, 2010 and recorded in Davidson County Register of Deeds Office as Instrument No. 2010119-0092824.

Being the same property in which Felipe Garcia Rodriguez appointed Angela Garcia as his attorney in fact signed on August 13, 2010 and recorded in Davidson County Register of Deeds Office as Instrument No 20110609-0044372.

IN TESTIMONY WHEREOF he/she has (ve) hereunto set his/her hand(s) and seal(s) this **3rd day** of **June 2011**.

Power of Attorney for Felipe

Angela Garcia,
Power of Attorney for Felipe Garcia

STATE OF TENNESSEE **COUNTY OF DAVIDSON**

On the 3rd day of June, **2011** before me a Notary Public in and for the said State and County, duly commissioned and qualified, personally appeared **Angela Garcia the Attorney in Fact for Felipe Garcia** with whom I am personally acquainted, and who acknowledged the execution of the foregoing instrument and acknowledged that he/she executed the same as his/her free act and deed.

Sworn and subscribed to me this 3rd day of June, **2011.**

The actual consideration for this transfer is –0-.

Pedro J Perales MD
Affiant

Witness my hand and official seal this 3rd day of June, **2011.**

My Commission Expires: **My Commission Expires: May 6, 2013**

Notary Public

Sworn and subscribed to me this 3rd day of June, **2011.**

RACHEL L. BELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Prepared by: Bell & Kinslow, PLLC at 2109 Buena Vista Pike, Nashville, TN. 37218

Tax Parcel Number 043-13-0-255.00

Improved property known as/Address of owner:
Pedro J. Perales, 120 Harris Street, Madison, TN 37115

Send Tax Bills to: SAME

The affiant Pedro J. Perales, MD

Subscribed and sworn to before me in my Presence, this 3rd **day of** June **2011, a Notary Public in and for the County of** Davidson **State of** TN

(Signature) Notary Public

My commission expires _____, ____

RACHEL L. BELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: May 6, 2013

PINNACLE
Title & Escrow, LLC

2109 Buena Vista Pike Nashville, TN 37218 ~ (615) 256-3353 office/ (615) 256-3331 fax

I, Rachel L. Bell, 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 his is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, S. S. Cambridge, a notary public for this county and state, Rachel L. Bell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

S. S. Cambridge
Notary Signature

S. S. CAMBRIDGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES:

My Commission Expires MAY 8, 2012