BILL GARRETT, Davidson County
Trans:T20110047950 DEEDQC
Recvd: 08/05/11 11:49 4 pgs
Fees:22.00 Taxes:0.00

20110805-0060422

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 0
Kimberly Miller
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF Aug. 20 11
Deputy Register

Recording requested by: _____

When recorded, mail to:
Name: Teodoro Valles
Address: 510 Moore Ave
City/State/Zip: Nashville, TN 37203

Space above reserved for use by Recorder's Office

Document prepared by:
Name Bradley Capps
Address 510 Moore Ave
City/State/Zip Nashville, TN 37203

Property Tax Parcel/Account Number: [redacted] 105070485.00

Quitclaim Deed

This Quitclaim Deed is made on August 5th, 2011, between Teodoro Valles, Grantor, of 510 Moore Avenue, City of Nashville, State of Tennessee, and Bradley W. Capps, Grantee, of 510 Moore Avenue, City of Nashville, State of Tennessee.

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs and assigns, to have and hold forever, located at 510 Moore Avenue, City of Nashville, State of Tennessee:

Being Lot No. 2, on the plan of subdivision of part of lots 3 & 4 of the Moore tract of record in Book 4060 page 150 register's office for Davidson County, TN to which plat reference is herby made for a more complete description

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any.

Taxes for the tax year of 2011 shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

Being the same property conveyed to Teodoro Ruiz Valles and Bradley Wayne Capps, by deed from Teodoro Ruiz Valles. as record of 20040915-0111233

Dated: August 5, 2011

Teodoro R. Valles
Signature of Grantor

Teodoro R Valles
Name of Grantor

Yeraldin Chavez
Signature of Witness #1

Yeraldin Chavez
Printed Name of Witness #1

Kimberly Miller
Signature of Witness #2

Kimberly Miller
Printed Name of Witness #2

State of Tennessee County of Davidson
On August 5, 2011, the Grantor, Teodoro R. Valles,
personally came before me and, being duly sworn, did state and prove that he/she is the person described in the above document and that he/she signed the above document in my presence.

Douglas R Sipes
Notary Signature

Notary Public,
In and for the County of Davidson State of Tennessee
My commission expires: 11-4-2013

DOUGLAS R. SIPES
STATE OF TENNESSEE
Seal NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

Send all tax statements to Grantee.

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any. Taxes for the tax year of 2011 shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

Dated: August 5, 2011

Teodoro R. Valles
Signature of Grantor

Signature of Grantor

Teodoro R. Valles
Name of Grantor

Name of Grantor

State of ~~California~~ Tennessee
County of Davidson } S.S.
On August 5, 2011, before me, Douglas R. Sipes
(name and title of notary), personally appeared Teodoro R. Valles,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the above instrument and acknowledged to me that they/he/she executed the instrument in their/his/her authorized capacity. I certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct. Witness my hand and official seal.

Douglas R. Sipes
Notary Signature

Douglas R. Sipes
Commission Expires
November 4th 2013

