BILL GARRETT, Davidson County
Trans:T20120030582 DEEDQC
Recvd: 04/26/12 11:16 2 pgs
Fees:12.00 Taxes:0.00
20120426-0035766

Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

THIS INSTRUMENT
PREPARED BY:-
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $0.00.

Cynthia N Venancio Robz
AFFIANT

Subscribed and sworn to before me this 4th day of April, 2012.

My Commission Expires: 11/3/2015

NOTARY PUBLIC

IRONELLY MORA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES: November 3, 2015

Address New Owners as Follows:
Efren Ramon Molina and
Mirian Cortez Bautista
504 Pima Avenue
Madison, TN 37115

Send Tax Bills To:
New Owner

Map-Parcel:
04212001900

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Cynthia N. Venancio and Jorge Venancio, Wife and Husband,** Grantors, hereby quitclaim and convey all of their undivided right, title and interest to the hereinafter described property to **Efren Ramon Molina and wife, Mirian Cortez Bautista**, Grantee. Said property conveyed herein is described as follows:

Situated in Davidson County, Tennessee, Being Lot No.1 on the Plan of Gridiron Heights, of record in Book 2330, Page 37, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Cynthia N. Venancio and Jorge Venancio, wife and husband, by Warranty Deed from Jeffrey L. Bradley, unmarried, of record in Instrument No. 20081231-0123970, Register's Office for Davidson County, Tennessee.

This is improved property known as 504 Pima Avenue, Madison, TN 37115

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 4th day of April, 2012.

Cynthia N. Venancio

Jorge Venancio

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared, Cynthia N. Venancio and Jorge Venancio, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 4th day of April, 2012.

Notary Public

My Commission Expires: 11/3/15

IRONELLY MORA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
November 3, 2015