BILL GARRETT, Davidson County
Trans: T20120059566 DEEDQC
Recvd: 08/10/12 11:33 2 pgs
Fees: 12.00 Taxes: 0.00
20120810-0071616

This instrument was prepared by:
Crownover Blevins, PC
1701 18th Avenue South
Nashville, TN 37212

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers: 161-05-0-C/228.00CO
Teresa Flores-Ortiz and Francisco Garcia Recendiz 743 Huntington Pkwy Nashville, TN 37211	Teresa Flores-Ortiz and Francisco Garcia Recendiz 743 Huntington Pkwy Nashville, TN 37211	

QUITCLAIM DEED

NOW, THEREFORE, for and in consideration for the sum of One and No/100 ($1.00) Dollar, cash in hand paid, Maria Alejandra Prosise, an unmarried person, the Grantor, does here by convey, remise, release and forever quitclaim unto Teresa Flores-Ortiz and Francisco Garcia Recendiz, the Grantees, their heirs and assigns, all of her right, title and interest in and to that certain tract of land in Davidson County, Tennessee and the dwelling which is also on that certain tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee being Unit 18, Huntington Park Townhomes, established by Master Deed of Huntington Park Townhome Association of record in Book 8813, Page 573, as amended in Book 9018, Page 56, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Maria A Prosise by Warranty Deed from M.K. Stevenson and J.E. Stevenson, Co Trustees, dated May 9, 2005 and filed with the Davidson County Register of Deeds on May 16, 2005 in Instrument No. 20050516-0054874 and further being the same property conveyed to M.K. Stevenson and J.E. Stevenson Co Trustees, by warranty deed from Leigh Ann Franklin, Trustee dated May 16, 2003 in Instrument No. 20041119-0139127, Register's Office for Davidson County, Tennessee.

Subject to any and all matters as shown in the Master Deed of Huntington Park Townhome Association of record in Book 8813, Page 573, amended in Book 9018, Page 56, Register's Office for Davidson County, Tennessee.

The 2012 County Taxes have not been paid and will be assumed by the Grantee.

This is improved property, known as 743 Huntington Parkway, Nashville, TN 37211

WITNESS my hand this 8 day of August, 2012.

MARIA A. PROSISE
Maria A. Prosise

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, a Notary Public of the State and County aforesaid, personally appeared, Maria Alejandra Prosise, with whom I am personally acquainted, and who acknowledged that he executed the foregoing for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee on this 8th day of August, 2012.

NOTARY PUBLIC

My Commission Expires: 01.05.2016

MARIE CYNTHIA GURGEL NOTARY PUBLIC AT LARGE KNOX CO. TENN.

AFFIDAVIT

The actual consideration or value, whichever is greater for this transfer is One Dollar ($1.00)

MARIA A. ROSISE
Maria A. Prosise

Subscribed and sworn to before me on this the 8th day of August, 2012

Notary Public

My Commission Expires: 01.05.2016

MARIE CYNTHIA GURGEL NOTARY PUBLIC AT LARGE KNOX CO. TENN.