THIS INSTRUMENT PREPARED BY: and return To:
Clarity Title, LLC
100 C- Hazel Path
Hendersonville, TN 37075

Davidson County DEEDQC
Recvd: 12/26/12 16:07 3 pgs
Fees:17.00 Taxes:0.00
20121226-0119035

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel:
Annrachelle O. Valeriano 1837 Olive Circle Nashville, TN 37217	~~Same as Owner~~ Annrachelle Valeriano 1837 Olive Circle Nashville, TN 37217	135100C07000CO

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between Annrachelle O. Valeriano and husband Bryan V. Valeriano (incorrectly referenced as Vryan V. Valeriano), hereinafter referred to as the "GRANTORS" and Annrachelle O. Valeriano and husband Bryan V. Valeriano, hereinafter referred to as the "GRANTEES":

WITNESSETH

FOR AND IN CONSIDERATION of the sum of One and No/100 ($1.00) Dollars cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, Annrachelle O. Valeriano and husband Bryan V. Valeriano (incorrectly referenced as Vryan V. Valeriano), have this day quitclaimed unto Annrachelle O. Valeriano and husband Bryan V. Valeriano, any right, title and interest in and to certain real property located in Davidson County, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 63 on the plan of Ransom Park, Section Three, as of record in Instrument No. 20030718-0101335, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Annrachelle O. Valeriano and husband, Vryan V. Valeriano from General Construction Company, Inc. by deed dated 11/01/2005 filed for record on 11/10/2005 in Instrument No. 20051110-0136484, in the Register's Office for Davidson County, Tennessee.

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

IN Witness Whereof, the undersigned has hereunto set her hand on this the 14th day of December, 2012.

Annrachelle O. Valeriano

Vryan V. Valeriano

Bryan V. Valeriano

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Annrachelle O. Valeriano and husband, Bryan V. Valeriano (incorrectly referenced as Vryan V. Valeriano), with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained..

Witness my hand and official seal this 14 day of December, 2012.

My commission expires:
4/20/15

NOTARY PUBLIC

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OF THIS TRANSFER IS $ 0

AFFIANT

Subscribed and sworn to before me this 14 day of December, 2012.

My commission expires:
4/20/15

NOTARY PUBLIC

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Certificate of Authenticity

I, Julia A. Hirt, 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 this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Queenn N Crum, a notary public for this county and state, Julia A. Hirt who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 4/20/15.