BILL GARRETT, Davidson County
Trans:T20130017862 DEEDQC
Recvd: 03/05/13 08:43 2 pgs
Fees:12.00 Taxes:0.00
20130305-0021716

THIS INSTRUMENT PREPARED BY:
Clarity Title, LLC
100 C- Hazel Path
Hendersonville, TN 37075
13-0066S

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel
Edwin R. Obispado, Jr., Annrachelle O. Valeriano, married, And Edwin O. Obispado Sr., married 1033 Flintrock Court Nashville, TN 37217	Edwin R. Obispado, Jr., Annarachelle O. Valeriano, married, And Edwin O. Obispado Sr., married 1033 Flintrock Court Nashville, TN 37217	135160A11600

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between **Edwin R. Obispado, Jr. and spouse, if any and Annrachelle R. Obispado nka Annrachelle O. Valeriano and husband, Bryan Valeriano and Edwin O. Obispado, Sr. and wife, Maria Lucita Obispado,** hereinafter referred to as the "GRANTORS" and **Edwin R. Obispado, Jr., Annrachelle O. Valeriano, married and Edwin O. Obispado, Sr., married,** hereinafter referred to as the "GRANTEES":

WITNESSETH

FOR AND IN CONSIDE8RATION 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, **Edwin R. Obispado, Jr. and spouse, if any and Annrachelle R. Obispado nka Annrachelle O. Valeriano and husband, Bryan Valeriano and Edwin O. Obispado, Sr. and wife, Maria Lucita Obispado,** have this day quitclaimed unto **Edwin R. Obispado, Jr., Annrachelle O. Valeriano, married and Edwin O. Obispado, Sr., married,** 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. 22 on the Plan of Subdivision for Tracts 8, 9 and 10, Nashboro Village as of record in Plat Book 5200, page 186, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Edwin R. Obispado, Jr., unmarried, Annrachelle R. Obispado, unmarried and Edwin O. Obispado, Sr., married by Warranty Deed dated 09/19/2001, from Denton A. Nicholson and wife, Sondra F. Nicholson, filed for record on 10/04/2001 in Instrument #20011004-0107706 and rerecorded to add Grantees names in Instrument #20020104-0001447, 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 27th day of February, 2013.

Edwin O. Obispado
Edwin O. Obispado, Sr.

Maria Lucita Obispado
Maria Lucita Obispado

Edwin R. Obispado
Edwin R. Obispado, Jr.

Annrachelle R. Obispado nka Annrachelle O. Valeriano
Annrachelle R. Obispado nka Annrachelle O. Valeriano

Bryan Valeriano
Bryan Valeriano

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Edwin R. Obispado, Sr. and wife Maria Lucita Obispado** 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 27th day of February, 2013.

My commission expires: 1-6-15

NOTARY PUBLIC
Jacqueline G. Brown
My Commission Expires
January 6, 2015
STATE OF TENNESSEE

Jacqueline G Brown
NOTARY PUBLIC

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Edwin R. Obispado, Jr.**, 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 27th day of February, 2013.

My commission expires: 1-6-15

NOTARY PUBLIC
Jacqueline G. Brown
My Commission Expires
January 6, 2015
STATE OF TENNESSEE

Jacqueline G Brown
NOTARY PUBLIC

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Annrachelle R. Obispado nka Annrachelle O. Valeriano , and husband Bryan 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 27th day of February, 2013.

My commission expires: 1-6-15

NOTARY PUBLIC
Jacqueline G. Brown
My Commission Expires
January 6, 2015
STATE OF TENNESSEE

Jacqueline G Brown
NOTARY PUBLIC

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OF THIS TRANSFER IS $ 0.00.

Sandra Reece
AFFIANT

Subscribed and sworn to before me this 27th day of February, 2013.

My commission expires: 1-6-15

NOTARY PUBLIC
Jacqueline G. Brown
My Commission Expires
January 6, 2015
STATE OF TENNESSEE

Jacqueline G Brown
NOTARY PUBLIC