BILL GARRETT, Davidson County
Trans:T20130036222 DEEDQC
Recvd: 05/01/13 15:39 2 pgs
Fees:12.00 Taxes:0.00
20130501-0043886

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
Annrachelle O. Valeriano 1033 Flintrock Court Nashville, TN 37217	Annarachelle O. Valeriano 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 O. Valeriano and husband, Bryan Valeriano and Edwin O. Obispado, Sr. and wife, Maria Lucita Obispado,** hereinafter referred to as the "GRANTORS" and **Annrachelle O. Valeriano, 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 O. Valeriano and husband, Bryan Valeriano and Edwin O. Obispado, Sr. and wife, Maria Lucita Obispado**, have this day quitclaimed unto **Annrachelle O. Valeriano, 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 O. Valeriano, married and Edwin O. Obispado, Sr., married by Quitclaim Deed dated 02/27/2013, from Edwin R. Obispado, Jr. and spouse, if any and Annrachelle O. Valeriano and husband, Bryan Valeriano and Edwin O. Obispado, Sr. and wife, Maria Lucita Obispado filed for record on 03/05/2013 in Instrument #20130305-0021716, 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 23 day of April, 2013.

Edwin O. Obispado

Edwin O. Obispado, Sr.

Maria Lucita Obispado

Maria Lucita Obispado

Edwin R. Obispado, Jr.

Annrachelle O. Valeriano

Annrachelle O. Valeriano

Bryan Valeriano

STATE OF TN
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 23 day of April, 2013.

My commission expires: 4/4/2014 DeAnna Gwyn
NOTARY PUBLIC

DEANNA GWYN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TN
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 he executed the within instrument for the purposes therein contained..

Witness my hand and official seal this 23 day of April, 2013.

My commission expires: 4/4/2014 DeAnna Gwyn
NOTARY PUBLIC

DEANNA GWYN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TN
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 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 23 day of April, 2013.

My commission expires: 4/4/2014 DeAnna Gwyn
NOTARY PUBLIC

DEANNA GWYN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OF THIS TRANSFER IS $0.00.

Sandra Bruce
AFFIANT

Subscribed and sworn to before me this 23 day of April, 2013.

My commission expires: 4/4/2014 DeAnna Gwyn
NOTARY PUBLIC

DEANNA GWYN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY