Davidson County DEEDQC
Recvd: 06/27/13 10:12 6 pgs
Fees:32.00 Taxes:0.00
20130627-0066040

QUITCLAIM DEED

MAIL RECORDED DEED TO:

EMILIO J. BOSQUES
DANIELLE MARIE BOSQUES
1401 PRIESTSHORE BAY
ANTIOCH, TN 37013

OWNER (SEND TAX BILLS TO):

EMILIO J. BOSQUES
DANIELLE MARIE BOSQUES
1401 PRIESTSHORE BAY
ANTIOCH, TN 37013

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, EMILIO J. BOSQUES, a married man, joined by his spouse, DANIELLE MARIE BOSQUES, and CYNTHIA V. RODRIGUEZ, a married woman, joined by her spouse, EDWIN ASISCLO PORTILLO (herein, "Grantor"), whose address is 1401 Priestshore Bay, Antioch, TN 37013, hereby bargains, sells, remises, releases, quit claims and conveys to EMILIO J. BOSQUES and DANIELLE MARIE BOSQUES, husband and wife, as tenants by the entireties (herein, "Grantee"), whose address is 1401 Priestshore Bay, Antioch, TN 37013, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 1401 Priestshore Bay, Antioch, TN 37013

WITNESS my hand and seal this 24th day of May, 2013.

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PIN NO: 164 08 0B 058

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

EP
CR
EB
DB

GRANTOR:

Emilio J. Bosques

STATE OF TN
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Emilio J. Bosques, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of May, 2013.

[Affix Notary Seal]

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 8-5-2013
Bryant L. Grantham

GRANTOR:

Danielle Marie Bosques

STATE OF TN
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Danielle Marie Bosques, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of May, 2013.

[Affix Notary Seal]

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 8-5-2013
Bryant L. Grantham

EP
CR

GRANTOR:

Cynthia V. Rodriguez

STATE OF TN
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Cynthia V. Rodriguez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of May, 2013.

[Affix Notary Seal]

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 8-5-2013

Bryant L. Grantham

GRANTOR:

Edwin Asisclo Portillo

STATE OF TN
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Edwin Asisclo Portillo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of May, 2013.

[Affix Notary Seal]

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 8-5-2013

Bryant L. Grantham

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(4) as it is a transfer by quitclaim deed for no consideration.

EB

DB

OATH OF CONSIDERATION

STATE OF TN

COUNTY OF Williamson

The actual consideration for this transfer is $0.00.

GRANTEE

Grantee signature _____

Emilio J. Bosques

Subscribed and sworn to under oath before me, this 24th day of May, 2013.

[Affix Notary Seal]

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____

SIGNATURE OF NOTARY PUBLIC

My commission expires: 8-5-2013

Bryant L. Grantham

DB
EP
CR
EB

EXHIBIT A

[Legal Description]

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 21, on the Final Plat of Lake Walk, Section Two, as the same appears of record in Instrument No. 20060209-0016039, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

This is improved property, known as 1401 Priestshore Bay, Antioch, TN, 37013.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Instrument Number 20071210-0142621 on December 10, 2007.

PIN NO: 164 08 0B 058

STREET ADDRESS:

1401 Priestshore Bay, Antioch, TN 37013

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance, nor has such preparer verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated.

13-47513 (ojs)

DB

EB

CR

True Copy Certification

I, Nikki Gerardi, 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 Rhode Island

County of Providence

Personally appeared before me, Kristyn J. Perry, a notary public for this county and state, Nikki Gerardi who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

KRISTYN J PERRY
Notary Public
STATE OF RHODE ISLAND
My Commission Expires 7-3-2013

My Commission Expires: 7/3/2013
Notary' Seal (if on paper)