Davidson County DEEDQC
Recvd: 12/27/13 07:46 4 pgs
Fees:22.00 Taxes:0.00
20131227-0130139

THIS INSTRUMENT PREPARED BY:
Curphey & Badger Law
28100 US Highway 19 North, Suite 300
Clearwater, Florida 33761

QUIT CLAIM DEED

New Owner(s) Address and mail tax statements to:
HECTOR HERRERA
6229 RIVER VALLEY DR
NASHVILLE, TN 37221
Customer Reference Number TN101434

Property Tax ID#: 148-1/187.00

For and in consideration of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, HECTOR HERRERA, a married man, as Grantor, and HECTOR HERRERA, and CELIA HERRERA, HUSBAND & WIFE, TENANTS BY THE ENTIRETY WITH RIGHTS OF SURVIVORSHIP as Grantee hereby conveys all right, title and interest that I may have in and to the following described real property located in DAVIDSON County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Property Address: 285-287 COMROE ROAD, NASHVILLE, TN 37211

Witness my hand this the 10 day of DECEMBER, 2013.

Hector Herrera
HECTOR HERRERA

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named HECTOR HERRERA, a married man, the Grantor, with whom I am personally acquainted (or who has both proved to me on the basis of satisfactory evidence), and who has acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 10 day of DECEMBER, 2013.

SUSAN M. JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Susan M. Jones
Notary Public
My Commission expires: FEBRUARY 26, 2017

I hereby swear or affirm that to the best of my knowledge, information and belief that actual consideration for the transfer is $ 0.

Hector Herrera
Affiant's Name

Subscribed and sworn to before me this the 10 day of DECEMBER, 2013.

Susan M. Jones
Notary
My Commission expires: FEB. 26, 2017

SUSAN M. JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Name and Address of Property Owner:
Hector Herrera
6229 River Valley Drive
Nashville, TN 37221

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Hector Herrera
6229 River Valley Drive
Nashville, TN 37221

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

"Exhibit A"

ALL that certain lot or parcel of land in Davidson County, Tennessee, being Lot No. 392, on the Plan of Hillbrook, Section 6, as shown on plat of record in Plat Book 4175, page 7, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Hector Herrera by deed from Black City Investment Co., LLC dated September 28, 2007, and recorded October 8, 2007 in Instrument 20071008-0119756, in the Official Records of Davidson County, Tennessee.

Commonly known as: 285-287 Comroe Road, Nashville, TN 37211

Tax ID #: 148-1/187.00

True Copy Certification

I, **Darell Near**, do hereby make oath that I am 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 Florida

County of Pinellas

Personally appeared before me, **Jocelyn K Brown**, a notary public for this county and state, **Darell Near** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: September 9, 2015

Notary' Seal (if on paper)

JOCELYN K. BROWN
MY COMMISSION # EE 123532
EXPIRES: September 9, 2015
Bonded Thru Notary Public Underwriters