BB

BILL GARRETT, Davidson County
Trans:T20140008677 DEEDQC
Recvd: 02/06/14 11:47 7 pgs
Fees:37.00 Taxes:0.00
20140206-0010569

PREPARED BY:
SIDWELL & BARRETT, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

STATE OF Florida
COUNTY OF Orange
The actual consideration is $0.00.

AFFIANT

Subscribed and sworn to before me
this 20 day of December, 2013.

FF017463

NOTARY PUBLIC
My Commission Expires: 05/13/2017

MELISSA DEL VALLE
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF017463
Expires 5/13/2017

ADDRESS OF NEW OWNER:
Nixon Quesada
248 San Carlo Rd
Davenport, FL 33896

SEND TAX BILLS TO:
Owner

Map/Parcel 163-1 53

MELISSA DEL VALLE
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF017463
Expires 5/13/2017

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, the receipt thereof which is hereby acknowledged **Nora Arenivas, Jaqueline Lancheros and Jaime Matehuala, ("Grantors")** hereby convey all of their right title and interest to the hereinafter described property to **Nixon Quesada (Grantee")**. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee being Lot No. 3 on the Plan of Antioch Woods, Section One, as shown on the plan of record in Book 9700, page 639 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Gladys Herrera and Nora Arenivas by deed from Deluxe Homes, LLC of record in Book 11131, page 315 Register's Office for Davidson County, Tennessee. Gladys Herrara (n/k/a Gladys Matehuala) died intestate on October 23, 2013 vesting her

portion of the property in Jaime Matehuala, Jaqueline Lancheros and Nixon Quesada as shown in the affidavits of heirship attached hereto as Exhibits A & B and incorporated herein by reference.

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

Grantors makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

Nora Arenivas

Jaime Matehuala

Jaqueline Lancheros

STATE OF Florida
COUNTY OF Orange

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Nora Arenivas, with whom I am personally acquainted and who acknowledged she executed the foregoing instrument for the purposes herein contained.

Witness my hand, at office, this 20 day of December, 2013.

Notary Public

My Commission Expires: 05/13/2017

MELISSA DEL VALLE
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF0[illegible]83
Expires 5/[illegible]17

STATE OF Florida
COUNTY OF Orange

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jaime Matehuala, with whom I am personally acquainted and who acknowledged he executed the foregoing instrument for the purposes herein contained.

Witness my hand, at office, this 20 day of December, 2013.

Notary Public

My Commission Expires: 05/13/2017

MELISSA DEL VALLE
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF017463
Expires 5/13/2017

STATE OF Florida
COUNTY OF Orange

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jaqueline Lancheros, with whom I am personally acquainted and who acknowledged she executed the foregoing instrument for the purposes herein contained.

Witness my hand, at office, this 20 day of December, 2013.

Notary Public

My Commission Expires: 05/13/2017

MELISSA DEL VALLE
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF017463
Expires 5/13/2017

Prepared by:
Sidwell & Barrett, P.C.
121 First Avenue South
Franklin, TN 37064

Exhibit A

AFFIDAVIT OF HEIRSHIP
HOLD HARMLESS AND INDEMNITY AGREEMENT

After being duly sworn the undersigned, Maria Cecilia Meza avers as follows:

1. That she is familiar with the estate and heirs of Gladys Matehuala (f/k/a Gladys Herrera) having had personal knowledge of her in the capacity of neighbor and family friend for over Ten Years (10) years;

2. That Gladys Matehuala died intestate on October 23, 2013;

3. That, at the time of her death, Gladys Matehuala was married to Jaime Matehuala;

4. That, at the time of her death, Gladys Matehuala had two (2) children - Jaqueline Lancheros and Nixon Quesada;

5. As a result of the death of Gladys Matehuala, her heirs at law are as follows:

   a. Husband, Jaime Matehuala;

   b. Daughter, Jaqueline Lancheros; and

   c. Son, Nixon Quesada

6. That Jaime Matehuala, Jaqueline Lancheros and Nixon Quesada are all above the age of majority and neither of them are under any type of disability;

7. That the undersigned is aware this affidavit is made for the purpose of establishing the heirs of Gladys Matehuala and that it will be relied on by all persons if interest to insure proper transfer and title to the real estate owned of record by Gladys Matehuala;

8. That the undersigned agrees to indemnify and hold harmless, Sidwell & Barrett, P.C., Donald R. Barrett, Jr., and K. Thomas Sidwell, from any and all claims that may be made against them by or on account of the Estate of Gladys Matehuala, whether they be for debts, Federal Estate Tax or State Inheritance Tax, whether they be currently existing or arising in the future regarding any claim on any property owned by Gladys Matehuala as a result of providing false and misleading information.

Executed this 20 day of December; 2013.

Maria Cecilia Meza

STATE OF Florida
COUNTY OF Orange

Personally before me, the undersigned, a Notary Public in and for the aforesaid state and county, Maria Cecilia Meza, with whom I am personally acquainted and who acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal in office this 20 day of December, 2013.

Notary Public

My Commission Expires: 05/13/2017.

MELISSA DEL VALLE
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF017463
Expires 5/13/2017

Prepared by
Sidwell & Barrett, P.C.
121 First Avenue South
Franklin, TN 37064

Exhibit B

AFFIDAVIT OF HEIRSHIP
HOLD HARMLESS AND INDEMNITY AGREEMENT

After being duly sworn the undersigned, Fernando Meza avers as follows:

9. That he is familiar with the estate and heirs of Gladys Matehuala (f/k/a Gladys Herrera) having had personal knowledge of her in the capacity of neighbor and family friend for over Ten Years (10) years;

10. That Gladys Matehuala died intestate on October 23, 2013;

11. That, at the time of her death, Gladys Matehuala was married to Jaime Matehuala;

12. That, at the time of her death, Gladys Matehuala had two (2) children - Jaqueline Lancheros and Nixon Quesada;

13. As a result of the death of Gladys Matehuala, her heirs at law are as follows:

    a. Husband, Jaime Matehuala;

    b. Daughter, Jaqueline Lancheros; and

    c. Son, Nixon Quesada

14. That Jaime Matehuala, Jaqueline Lancheros and Nixon Quesada are all above the age of majority and neither of them are under any type of disability;

15. That the undersigned is aware this affidavit is made for the purpose of establishing the heirs of Gladys Matehuala and that it will be relied on by all persons if interest to insure proper transfer and title to the real estate owned of record by Gladys Matehuala;

16. That the undersigned agrees to indemnify and hold harmless, Sidwell & Barrett,

P.C., Donald R. Barrett, Jr., and K. Thomas Sidwell, from any and all claims that may be made against them by or on account of the Estate of Gladys Matehuala, whether they be for debts, Federal Estate Tax or State Inheritance Tax, whether they be currently existing or arising in the future regarding any claim on any property owned by Gladys Matehuala as a result of providing false and misleading information.

Executed this 20 day of December, 2013.

Fernando Meza

STATE OF Florida
COUNTY OF Orange

Personally before me, the undersigned, a Notary Public in and for the aforesaid state and county, Maria Cecilia Meza, with whom I am personally acquainted and who acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal in office this 20 day of December, 2013.

Notary Public

My Commission Expires: 05/13/2017.

MELISSA DEL VALLE
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF017463
Expires 5/13/2017