QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 04/22/14 16:24 2 pgs
Fees:12.00 Taxes:0.00
20140422-0033906

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THIS 21st DAY OF April, 2014

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Nilsa L. Vidal Irizzarry and Luis Ponce Vidal	same	053 02 0 016.00
1205 Fuller Street		
Old Hickory, TN 37138		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

NILSA L. VIDAL IRIZARRY, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

NILSA L. VIDAL IRIZARRY, AN UNMARRIED WOMAN AND LUIS PONCE VIDAL, AN UNMARRIED MAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1205 Fuller Street, Old Hickory, TN 37138

Witness my hand on this 21st day of April, 2014

Nilsa L. Vidal Irizarry

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named: Nilsa L. Vidal Irizarry, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that Nilsa L. Vidal Irizarry executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 21st day of April, 2014

Notary Public Mayra Mercado

My Commission Expires: 9/23/14

MAYRA MERCADO STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

14-30 VIDAL

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 291, Section C-2, Village of Old Hickory, as shown on plat of record in Plat Book 1835, Page 29, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Nilsa L. Vidal Irizarry, an unmarried woman by Warranty Deed from Sullivan & Cason Associates, LLC dated September 30, 2011 and recorded on October 5, 2011, in Instrument Number 20111005-0077349, in the Register's Office of Davidson County, Tennessee.

*THIS INSTRUMENT WAS PREPARED WITH INFORMATION PROVIDED BY THE GRANTORS OR THEIR AGENTS. NO TITLE SEARCH WAS PERFORMED OR REQUESTED.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Certificate of Authenticity

I, Jim R. Vanderpool, 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.

Jim. R. Vanderpool

State of Tennessee
County of Williamson

Personally appeared before me, Chad I. Pearman, a notary public for this county and state, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-21-2016