Davidson County DEEDQC
Recvd: 04/30/14 10:32 2 pgs
Fees:12.00 Taxes:0.00
20140430-0036192

THIS INSTRUMENT WAS PREPARED BY: STATE TITLE, INC.
4334 LEBANON ROAD
HERMITAGE, TN 37076

QUITCLAIM DEED

ADDRESS OF OWNER(s)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Juan A. Jara Maria Molina 7000 Portland Ave. S. Ridgefield, MN 55423	NEW OWNER	Map/Parcel 061070022800

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, Julio Molina, hereinafter referred to as Grantor(s), do(es) hereby Quitclaim and convey unto Juan A. Jara and wife, Maria Molina, hereinafter referred to as Grantee(s), their heirs and assigns, all his right, title, and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 10, on the Plan of Young-Dale Subdivision, as shown on plat of record in Book 2330, Page 22, in the Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more particular description.

Said lot fronts 75 feet on the easterly side of Glynda Drive and runs back between lines 215.9 feet on the southerly and 182.9 feet on the northerly line to a line in the rear on which it measures 81.7 feet.

Being the same property conveyed to Juan A. Jara and wife, Maria Molina, as to a one-half undivided interest and Julio Molina, as to a one-half undivided interest, as tenants in common with right of survivorship by Deed from James E. Johnston and wife, Teresa Johnston dated 3/6/2006 of record in Instrument Number 20060313-0028630, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all conditions, restrictions, and easements of record.

This property is known as: 4304 Glynda Drive, Nashville, TN 37216.

WITNESS our hand, this the 28th day of April, 2014.

Julio Molina

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Julio Molina, the within named bargainor(s) with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal this the 28th day of April, 2014.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: SEPTEMBER 11, 2017

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this 28th day of April, 2014.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: SEPTEMBER 11, 2017

True Copy Certification

I, Elizabeth J. Smith, 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.

Elizabeth J. Smith

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth J. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017