Davidson County DEEDQC
Recvd: 06/16/14 08:02 4 pgs
Fees:22.00 Taxes:0.00
20140616-0052014

THIS INSTRUMENT PREPARED BY:
Debbie Lang
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:
Maria Cuadra De Contreras & Sergio A. Contreras
502 North Graycroft Avenue
Madison, TN 37115

Property Tax ID#: 042-11-0-009.00
Order #: FNTGI-100342115-59570-CJ

For and in consideration of Zero and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, MARIA CUADRA DE CONTRERAS, a/k/a MARIA CONTRERAS, unmarried, and son SERGIO CONTRERAS, unmarried, as Grantors, and MARIA CUADRA DE CONTRERAS, unmarried, and son SERGIO A. CONTRERAS, unmarried, as Grantees, hereby convey all right, title and interest that we may have in and to the following described real property located in Davidson County, Tennessee, to wit:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

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

BEING LOT NO. 57 ON THE PLAN OF SECTION FOUR, MORNING VIEW SUBDIVISION, AS OF RECORD IN BOOK 2330, PAGE 40, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT 57 FRONTS 200 FEET ON THE EASTERLY SIDE OF GRAYCROFT ROAD AND RUNS BACK 178.9 FEET ON THE NORTHERLY LINE AND 215.75 FEET ON THE SOUTHERLY LINE, TO A DEAD LINE, MEASURING 203.37 FEET THEREON.

Parcel ID: 042-11-0-009.00

Non-Homestead Property Address: 502 North Graycroft Avenue, Madison, TN 37115

Prior Deed recorded 12/03/2003, in DBV 20031203-0174110; Davidson County Court Clerk's Office.

Witness our hands this the 23 day of May, 2014.

MARIA CUADRA DE CONTRERAS, a/k/a MARIA CONTRERAS

SERGIO CONTRERAS

STATE OF Tennessee }

COUNTY OF Davidson }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, by MARIA CUADRA DE CONTRERAS, a/k/a MARIA CONTRERAS and SERGIO CONTRERAS, the Grantors, with whom I am personally acquainted (or who have proven to me on the basis of satisfactory evidence), and who have acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 23 day of May, 2014.

MARCIA E. SANDERS-PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

Notary Public
My Commission expires: May 3, 2016

I hereby swear or affirm that to the best of my knowledge, information and belief that actual consideration for the transfer is $0.00.

MARIA CUADRA DE CONTRERAS, a/k/a MARIA CONTRERAS

SERGIO CONTRERAS

Subscribed and sworn to before me this the 23 day of May, 2014.

MARCIA E. SANDERS-PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

Notary
My Commission expires: May 3, 2016

Name and Address of Property Owner:

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:

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 Grantors/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF Tennessee, AND IS DESCRIBED AS FOLLOWS:

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

BEING LOT NO. 57 ON THE PLAN OF SECTION FOUR, MORNING VIEW SUBDIVISION, AS OF RECORD IN BOOK 2330, PAGE 40, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT 57 FRONTS 200 FEET ON THE EASTERLY SIDE OF GRAYCROFT ROAD AND RUNS BACK 178.9 FEET ON THE NORTHERLY LINE AND 215.75 FEET ON THE SOUTHERLY LINE, TO A DEAD LINE, MEASURING 203.37 FEET THEREON.

Being the same property conveyed to **MARIA CONTRERAS AND SON, SERGIO CONTRERAS** by deed recorded on **December 3, 2003** in Instrument# **20031203-0174110**

Parcel ID: 042-11-0-009.00

Commonly known as 502 North Graycroft Avenue, Madison, TN 37115
However, by showing this address no additional coverage is provided

True Copy Certification

I, Joseph Luis Prado, Jr., do hereby make oath that I am licensed attorney and/or 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

Printed Name: Joseph Luis Prado, Jr.

State of California

County of Orange

Personally appeared before me, T. House a notary public for this county and state, Joseph Luis Prado, Jr., 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: 2/3/15

Notary Seal:

T. HOUSE
Commission # 1923998
Notary Public - California
Los Angeles County
My Comm. Expires Feb 3, 2015