Davidson County DEEDQC
Recvd: 06/25/14 07:59 5 pgs
Fees:27.00 Taxes:0.00
20140625-0055303

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:
Ivan Perez & Giselles Bravo
105 Denise Drive
Antioch, TN 37013

Property Tax ID#: 148 07 0 083.00
Order #: FNTGI-100369723-63043-CJ

For and in consideration of Zero and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, IVAN PEREZ and GISELLES BRAVO, who erroneously acquired title as GISELLE BRAVO, husband and wife, as Grantors, and IVAN PEREZ and GISELLES BRAVO, husband and wife, 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:

BEING LOT NO. 800, ON THE PLAN OF CHEROKEE HILLS, SECTION EIGHT, OF RECORD IN PLAT BOOK 3700, PAGE 154, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Parcel ID: 148 07 0 083.00

Non-Homestead Property Address: 105 Denise Drive, Antioch, TN 37013

Prior Deed recorded 04/16/2001, in DBV 20010416-0036504; Davidson County Court Clerk's Office.

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

IVAN PEREZ

GISELLES BRAVO

STATE OF Tennessee }

COUNTY OF Davidson }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, by IVAN PEREZ and GISELLES BRAVO, 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.

Ella K. Butler
Notary Public
My Commission expires: 12-06-2016



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

IVAN PEREZ

GISELLES BRAVO

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

Ella K. Butler
Notary
My Commission expires: 12-06-2016

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My comm. exp. Dec. 6, 2016

Name and Address of Property Owner:
Ivan Perez & Giselles Bravo
105 Denise Dr antioch, tn 37013

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Ivan Perez & Giselles Bravo
105 Denise Dr antioch, tn 37013

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:

BEING LOT NO. 800, ON THE PLAN OF CHEROKEE HILLS, SECTION EIGHT, OF RECORD IN PLAT BOOK 3700, PAGE 154, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to **IVAN PEREZ AND GISELLE BRAVO** by deed recorded on **April 16, 2001** in Book **20010416** Page **0036504**

Parcel ID: 148 07 0 083.00

Commonly known as 105 Denise Drive, Antioch, TN 37013
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