BILL GARRETT, Davidson County
Trans:T20140054640 DEEDQC
Recvd: 07/29/14 10:46 4 pgs
Fees:22.00 Taxes:0.00
20140729-0067192

THIS INSTRUMENT PREPARED BY:
Clarity Title, LLC
100 Hazel Path, Suite C
Hendersonville, TN 37075

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel:
Bryan Valeriano Annrachelle O. Valeriano 1033 Flintlock Court, Nashville, TN, 37217	Bryan Valeriano Annrachelle O. Valeriano 1033 Flintlock Court, Nashville, TN, 37217	135160A11600

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between **Edwin R. Obispado, Jr., Annrachelle O. Valeriano, married and Edwin O. Obispado, Sr., married**, hereinafter referred to as the "GRANTOR" and **Annrachelle O. Valeriano and husband, Bryan Valeriano**, hereinafter referred to as the "GRANTEE":

WITNESSETH

FOR AND IN CONSIDERATION of the sum of One and No/100 ($1.00) Dollars cash in hand paid, the receipt of which is hereby acknowledge, and other good and valuable consideration, **Edwin R. Obispado, Jr., Annrachelle O. Valeriano, married and Edwin O. Obispado, Sr., married**, has this day quitclaimed unto **Annrachelle O. Valeriano and husband, Bryan Valeriano**, any right, title and interest in and to certain real property located in Davidson County, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Subdivision for Tracts 8, 9 and 10, Nashboro Village as of record in Plat Book 5200, page 186, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Edwin R. Obispado, Jr., Annrachelle O. Valeriano, married and Edwin O. Obispado, Sr., married from Edwin R. Obispado, Jr., unmarried, Annrachelle R. Obispado, married and Edwin O. Obispado, Sr., married by Quitclaim Deed dated 02/27/2013, filed for record on 03/15/2013 in Instrument # 20130315-0021716, in the Register's Office for Davidson County, Tennessee.

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

In Witness Whereof, the undersigned has hereunto set his hand on this the 24 day of May 2014.

Edwin O. Obispado, Sr.

Edwin R. Obispado, Jr.

Annrachelle O. Valeriano

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Annrachelle O. Valeriano** with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained..

Witness my hand and official seal this 24 day of May 2014.

My commission expires: May 3, 2016

Cascey Parker
NOTARY PUBLIC

CASCEY T. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OF THIS TRANSFER IS $ 0

Annrachelle O. Valeriano
AFFIANT

Subscribed and sworn to before me this 24 day of May, 2014

My commission expires: May 3, 2016

Cascey Parker
NOTARY PUBLIC

CASCEY T. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Edwin O. Obispado, Sr.,** with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained..

Witness my hand and official seal this 24 day of May 2014.

My commission expires: May 3, 2016 Casey Parker
NOTARY PUBLIC

CASCEY T. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OF THIS TRANSFER IS $ 0

Edwin Obispado Sr
AFFIANT

Subscribed and sworn to before me this 24 day of May, 2014

My commission expires: May 3, 2016 Casey Parker
NOTARY PUBLIC

CASCEY T. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Edwin R. Obispado, Jr.** with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained..

Witness my hand and official seal this 7 day of July 2014.

My commission expires: 8/23/16

NOTARY PUBLIC

J. AQUINO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OF THIS TRANSFER IS $ 0

AFFIANT

Subscribed and sworn to before me this 7 day of July, 2014

My commission expires: 8/23/16

NOTARY PUBLIC

J. AQUINO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY