BILL GARRETT, Davidson County
Trans:T20160004621 DEEDQC
Recvd: 01/19/16 12:19 3 pgs
Fees:17.00 Taxes:0.00
20160119-0005095

RECORD AND RETURN TO:
Magnolia Title & Escrow, Inc.
1104B Fatherland St.
Nashville, TN 37206

QUITCLAIM DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF January 2016. NOTARY PUBLIC My commission expires: 1/20/19

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Magnolia Title & Escrow, Inc., 1104B Fatherland St., Nashville, TN 37206

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Beatriz Andrea Solorzano 227 Wynbrook Ct. Nashville, TN 37221	Same as New Owner	142-7-D Parcel 227.00co

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), the undersigned, **Ana Maria Pelaez de Solorzano, by and through her attorney in fact, Ana Lorena Solorzano Pelaez,** hereinafter called the Grantor(s), has quitclaimed and sold and by these presents does hereby remise, release and quitclaim unto **Beatriz Andrea Solorzano,** her heirs and assigns, all my right, title and interest in that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A certain condominium apartment in Davidson County, TN, described as Unit 227 Wynbrook Condominiums, a Condominium, a Horizontal Property Regime, located on Wynbrook Court, Davidson County, TN, as shown on the plan of Wynbrook Condominiums, said Plan being attached as Exhibit "A" to the Master Deed, recorded in Book 7285, page 920, said Register's Office, and also described in a Master Deed recorded in Book 7285, page 918, as amended in Book 7507, page 271, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Wynbrook Condominiums, Condominium Apartments contained in the Master Deed recorded in Book 7285, page 918, as amended in Book 7507, page 271, and by-laws recorded in Book 7285, page 920, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part thereof the same as though copied herein.

BEING the same property conveyed to Rogelio Antonio Solorzano Estrada, married, and Beatriz Andrea Solorzano, unmarried, dated 9/28/2010, recorded 8/3/2011, and appearing of record in Instrument No. 20110803-0059666, Register's Office for Davidson County, Tennessee. The said Rogelio Antonio Solorzano Estrada having since died on July 20, 2013 a resident of Venezuela, South America, and his interest in the subject property having become vested in his heirs: Ana Maria Pelaez de Solorzano, Rogelio Roberto Solorzano, Ana Lorena Solorzano, Ana Gabriela Solorzano, and Beatriz Andrea Solorzano.

WITNESS MY HAND, this 08 DAYS OF JANUARY, 2016.

BOLIVARIAN REPUBLIC
OF VENEZUELA
CITY OF CARACAS
EMBASSY OF THE
UNITED STATES OF AMERICA

x _____
Ana Maria Pelaez de Solorzano, by Ana Lorena Solorzano Pelaez, attorney in fact

_____ **OF** _____
_____ **OF** _____

On this 08 days of January, 2016, before me personally appeared **Ana Lorena Solorzano Pelaez,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Ana Maria Pelaez de Solorzano,** and who acknowledged that she executed the same as the free act and deed of **Ana Maria Pelaez de Solorzano** pursuant to a validly executed power of attorney recorded simultaneously herewith (with translation to English) in Instrument No. 20160119-0005093 Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at office, this 08 days of January, 2016.

My Commission Expires: PRESIDENTIAL COMMISSIONS DO NOT E

James Stuhltrager
Vice Consul of the
United States of America

_____
NOTARY PUBLIC

BOLIVARIAN REPUBLIC
OF VENEZUELA
CITY OF CARACAS
EMBASSY OF THE
UNITED STATES OF AMERICA

ALIVE AND WELL CERTIFICATION

_____ of _____
_____ of _____

Ana Lorena Solorzano Pelaez does hereby swear or affirm that as of the date of the execution of this Deed, Ana Maria Pelaez de Solorzano is alive and well, and has agreed to the terms of the execution of this Quitclaim Deed.

x _____
Ana Lorena Solorzano Pelaez

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ana Lorena Solorzano Pelaez, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes herein contained.

Witness my hand and official seal at office, this 08 days of January, 2016.

My Commission Expires: PRESIDENTIAL COMMISSIONS DO NOT EXPIRE

James Stuhltrager
Vice Consul of the
United States of America

_____
NOTARY PUBLIC

CERTIFICATE OF ACKNOWLEDGEMENTOF EXECUTION OF AN INSTRUMENT

BOLIVARIAN REPUBLIC OF VENEZUELA CITY OF CARACAS EMBASSY OF THE UNITED STATES OF AMERICA))))) **SS**

I, ***JAMES M STUHLTRAGER, VICE CONSUL*** *of the United States of America at* ***CARACAS, VENEZUELA*** *duly commissioned and qualified, do hereby certify that on this 8th day of January 2016, before me personally* ***Ana Lorena SOLORZANO PELAEZ,*** *an Attorney In Fact for* ***Ana Maria PELAEZ DE SOLORZANO,*** *who presented her Venezuelan Identication Card as a type of identification, whose name (s) is (are) subscribed to and who executed the annexed instrument freely and voluntarily for the uses and purposes therein mentioned.*

Mrs. Ana Lorena SOLORZANO PELAEZ *presented an original Power of Attorney signed by* ***Mrs. Ana Maria PELAEZ DE SOLORZANO.***

I ***JAMES M STUHLTRAGER, VICE CONSUL*** *assume no responsibility for the truth or falsity of the representations which appear in the foregoing document.*

In witness whereof I have hereunto set my hand and Official seal the day, month and year last above written

JAMES M STUHLTRAGER

[SEAL] ***VICE CONSUL*** *of the United States of America*