Davidson County	DEEDQC
Recvd: 07/13/16 10:45	2 pgs
Fees:12.00 Taxes:0.00	
20160713-0071687	

QUITCLAIM DEED

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires April 24, 2019

163253

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 July 8, 2016

Notary Public

COMMISSION EXPIRES: 4/24/2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NO(S).:
Juan Yanez Gonzalo L. Gaibor	Juan Yanez Gonzalo L. Gaibor	093 05 2B 032.00
(Name) 700 Church Street , Apt. 508 Nashville, TN 37203	31-53 56th Street Woodside, New York 11377	
(Address)		

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, Juan Yanez, a single man, hereinafter referred to as Grantor, hereby quitclaims to Juan Yanez, a single man, and to Gonzalo L. Gaibor, a single man, as tenants in common, with rights of survivorship, their heirs and assigns forever, all of his right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit:

A Certain Condominium Apartment known as Unit No. 508 of the Horizontal Property Regime of Bennie Dillon Condominium purusant to Master Deed of record as Instrument No. 20051215-0150617, Register's Office for Davidson County, Tennessee to which refrence is hereby made for a more complete description.

Being the same property conveyed to Kelly Koeppel, an unmarried woman by Warranty Deed from Jason P. Owen, married dated October 19, 2012 and recorded October 26, 2012 as Instrument No. 2012026-0098233, in said Registe's Office for Davison County, Tennessee.

Further being the same property conveyed to Juan Yanez, a single man by Warranty Deed from Kelly Koeppel, an unmarried woman, dated July 8, 2016 and filed of record in Inst# **20160713-0071685**, said Register's Office of Davidson County, TN.

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

IN WITNESS WHEREOF, the said Juan Yanez, a single man has hereunto set his/her/their signature, on this, the 8th of July, 2016

Juan Yanez

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Juan Yanez, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of July, 2016.

Notary Public

My Commission Expires: 4-10-18

(SEAL)

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification for Recording Purposes

I, Teresa J. Smith, do hereby make oath that I am 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.

Signature of Custodian/Certifier

State of Tennessee County of Davidson SS:

Before me, Dolores E. Brown, a notary public for this county and state, personally appeared Teresa J. Smith (certifier), with who I am personally acquainted, and who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

DOLORES E. BROWN
S-E-A-L
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Comm exp: 4/24/19

My Comm. Expires
April 24, 2019

True-Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Shelly M Smith

Commission Expires
4-24-2018