Prepared By:
LUIS BELIZARIO MOLINA
2637 Portland Ave South
Mpls, Minnesota 55407

After Recording Return To:
JUAN N MOLINA
1109 INGLEWOOD DRIVE
NASHVILLE, Tennessee 37216

BILL GARRETT, Davidson County
Trans:T20160108585 DEEDQC
Recvd: 12/09/16 15:49 3 pgs
Fees:17.00 Taxes:0.00
20161209-0129605

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On October 20, 2016 THE GRANTOR(S),

- MARIA EDELMIRA MOLINA and LUIS BELIZARIO MOLINA, a married couple

for and in consideration of: $270,000.00 and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- JUAN N MOLINA and LAURA MOLINA, a married couple, residing at 1109 INGLEWOOD DRIVE, NASHVILLE, DAVIDSON County, Tennessee 37216

the following described real estate, situated in MADISON, in the County of DAVIDSON, State of Tennessee:

Legal Description: W SIDE GRAYCROFT N OF CHADWELL DR

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax Parcel Number: 05102001800

Grantor Signatures:

DATED: 11-25-16

Maria molina

MARIA EDELMIRA MOLINA
2637 Portland Ave South
Mpls, Minnesota
55407

DATED: 11-25-16

Luis Molina

LUIS BELIZARIO MOLINA
2637 Portland Ave South
Mpls, Minnesota
55407

STATE OF MINNESOTA, COUNTY OF HENNIPEN, ss:

This instrument was acknowledged before me on this 25th day of October, 2016 by MARIA EDELMIRA MOLINA and LUIS BELIZARIO MOLINA.

PEDRO FERNANDO SINCHI
NOTARY PUBLIC - MINNESOTA
My Commission Expires 01/31/17

Notary Public

Bank officer

Title (and Rank)

My commission expires 1/31/17

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $270,000.00.

Affiant

Affiant's Name: Pedro Sinchi

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Maria Molina, Affiant
Subscribed and sworn before me this the
9 Day of Dec., 2016.
Anita Barr, Deputy Register

Mail Tax Statements To: Owner
JUAN N MOLINA
1109 INGLEWOOD DRIVE
NASHVILLE, Tennessee 37216

Juan Molina
NEW OWER.

Laura Molina
NEW OWNER

[SIGNATURE PAGE FOLLOWS]

SCHEDULE "A"

A PLOT OF LAND IN THE ELEVENTH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, FRONTING ON THE WESTERLY SIDE OF GRAYCROFT ROAD AND BEGINNING AT A POINT ON THE WESTERLY MARGIN OF GRAYCROFT ROAD 720 FEET NORTH OF SAID ROAD'S INTERSECTION WITH CHADWELL AVENUE, RUNNING THENCE NORTHERLY WITH THE WESTERLY MARGIN OF GRAYCROFT ROAD 170 FEET TO A POINT, THENCE WESTERLY AT AN APPROXIMATE RIGHT ANGLE TO GRAYCROFT ROAD AND PARALLEL WITH THE NORTHERLY SIDE OF CHADWELL AVENUE 375 FEET, MORE OR LESS, TO O. R. SLATES' PROPERTY LINE; THENCE SOUTHERLY WITH THE SAID SLATES PROPERTY LINE 170 FEET TO A POINT AND THENCE EASTERLY AND PARALLEL TO THE SECOND COURSE 375 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, AND CONTAINING 1.47 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO W.J. CARD AND WIFE, AILENE VIRGINIA BROWN CARD, BY DEED FROM HARRY S. PURVIS AND WIFE, MARJORIE M. PURVIS, AND SHOWN OF RECORD IN BOOK 3644, PAGE 27, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO LUIS MOLINA AND WIFE, MARIA MOLINA, THEIR HEIRS AND ASSIGNS BY DEED FROM AILENE VIRGINIA BROWN CARD RECORDED 03/18/2005 IN DEED INSTRUMENT NO. 20050318-0029967, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TAX ID: 051-02-0-018-00