This Instrument Prepared by & Return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402, Nashville, TN 37214

Davidson County DEEDQC
Recvd: 12/29/16 13:25 1 pgs
Fees:12.00 Taxes:0.00
20161229-0136912

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Katia Iveth Pacheco Moncada** ("Grantor"), a married woman, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Luis Alberto Flores Valladares,** (Grantee), a married man, all of her rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 20, Blanchard Heights, of record in Book 2663, Page 62 and 63, Register's Office for said County, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Warranty Deed of record at Instrument Number **20061214-0154041** in said Register's Office.

IN TESTIMONY WHEREOF I/we have executed this instrument the 12 day of December, 2016.

Katia Pacheco
Katia Iveth Pacheco Moncada

STATE OF ILLINOIS
COUNTY OF

Personally appeared before me, a Notary Public in and for said state and county, **Katia Iveth Pacheco Moncada**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 12 day of December, 2016.

Rubi Vazquez
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/05/2018

OFFICIAL SEAL
RUBI VAZQUEZ
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:10/05/18

For recording information only

STATE OF
COUNTY OF

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

RAmzoli Pacheco
AFFIANT

SUBSCRIBED AND SWORN before me this the 12th day of December, 2016.

Maria Alfaro
NOTARY PUBLIC

MY COMMISSION EXPIRES: 03.07.17

MARIA ALFARO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

PROPERTY ADDRESS:	3939 Keely Dr, Nashville, TN 37219
TAX PARCEL NO.:	**148.10-90.00**
PROPERTY OWNER:	**Luis Alberto Flores Valladares**
OWNER'S ADDRESS:	3939 Keely Dr, Nashville, TN 37219
MAIL TAX BILLS TO:	owner at property address

Certificate of Authenticity

I, Ashlee D Page, do hereby make oath that I am a licensed attorney and/or 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.

Ashlee D Page
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page 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: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-19