This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 307
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Davidson County DEEDQC
Recvd: 01/30/17 12:08 3 pgs
Fees:17.00 Taxes:0.00
20170130-0009630

State of TN }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Affiant Signature

Subscribed and sworn to before me on this the 23 day of January 17

Notary Public

My Commission expires 7/2/17

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Diana Pulecio & Luis Torres
510 Bradburn Village Circle
Antioch, TN 37013

SEND TAX BILLS TO:
Diana Pulecio & Luis Torres
510 Bradburn Village Circle
Antioch, TN 37013
MAP AND PARCEL NUMBER: 164060B09300CO

QUITCLAIM DEED

17NT00005

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged we,

DIANA Y. PULECIO

By these presents do remise, release and **QUITCLAIM** unto

DIANA Y. PULECIO AND LUIS A. TORRES-RUIZ, WIFE AND HUSBAND, AS JOINT TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County,** Tennessee, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 136 ON THE PLAN OF THE TOWNHOMES OF BRADBURN VILLAGE, AS SHOWN ON EXHIBIT A-1, OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20060816-0101099, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO DIANA Y. PULECIO BY WARRANTY DEED FROM BEAZER HOMES CORP. AS RECORDED 7-26-07 AS INSTRUMENT NO. 20070726-0088852.

This is improved property commonly known as 510 BRADBURN VILLAGE CIRCLE, ANTIOCH, TN 37013.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 23 day of January 17

Diana Y. Pulecio

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Diana Y. Pulecio,** the within named bargainer, 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 at office, this 23 day of January 17.

Notary Public

My Commission expires: 7/2/17.

TONYA GREER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Luis A. Torres

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Luis A. Torres,** the within named bargainer, 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 at office, this 23 day of January 17.

Notary Public

My Commission expires: 7/2/17.

TONYA GREER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Certificate of Authenticity

I, Edward A. Cooper, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jacqueline G. Brown, a notary public for this county and state, Edward A. Cooper 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: 11-5-18

Notary's Seal (if on paper)

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY