Prepared By and Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive, Suite 290
Brentwood, TN 37027

Davidson County DEEDQC
Recvd: 02/13/17 12:01 3 pgs
Fees:17.00 Taxes:0.00
20170213-0014765

State of Tennessee
County of Williamson

The actual consideration of true value whichever is greater is $0.00

Affiant

Julie Hamilton State of Tennessee Notary Public Davidson County

Subscribed and sworn to before me this 13th day of Feb., 2017.

Notary

Commission Expires: 7/3/2017

QUIT CLAIM DEED

OWNER	SEND TAX BILLS TO:	MAP & PARCEL
Matthew Velasco		
210 Fairmont Court	**NEW OWNER**	**104-06-0M-010.00CO**
Nashville, TN 37203		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDEGED, I, **Carlos Velasco, married,** HEREINAFTER CALLED THE GRANTOR, DOES HEREBY QUITCLAIM, TRANSFER AND CONVEY ALL MY RIGHT, TITLE AND INTEREST UNTO, **Matthew Velasco, unmarried,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. A-10, together with the appurtenant interest in the common elements of Fairmont Court Condominium Association, a horizontal property regime established by Master Deed, of record in Book 6686, Page 708, amended in Book 6712, Page 125, Book 6774, Page 221, Book 6823, Page 962, Book 6893, Page 62, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the Revised aforementioned Master Deed and being located upon Lot No. 1 on the Plan of A Resubdivision of Lot 1 of Fairmont Square II subdivision of record in Plat Book 6250, Page 825, amended in Plat Book 6900, Page 98, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Matthew Velasco, unmarried, and Carlos Velasco, married, as joint tenants with right of survivorship by Warranty deed from John H. Teas, III, of record in Instrument No. 20080916-0094601, Register's Office for Davidson County, Tennessee, dated August 29, 2008 and recorded on September 16, 2008.

This conveyance is made subject to any and all matters, restrictions and/or easements of record.

This is improved (X) unimproved ( ) property, known as 210 Fairmont Court, Nashville, Tennessee 37203

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

Subject property has never been the primary residence of the herein named Grantor or his spouse.

Witness my hand this 10th day of February, 2017.

Carlos Velasco

Carlos Velasco

STATE OF California
COUNTY OF Los Angeles

Personally appeared before me, a Notary Public of said County and State, **Carlos Velasco,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained as his free act and deed.

Witness my hand and official seal at San Marino (city), California (state), this 10th day of February, 2017.

Barbara Jean Campanella
Notary Public

Commission Expires: Sept. 17, 2018

BARBARA JEAN CAMPANELLA
Commission # 2081019
Notary Public - California
Los Angeles County
My Comm. Expires Sep 17, 2018

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines 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: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY