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20170221-0017529

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This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
ANGEL ANTONIO FLORES and **ANA ALICIA TORRES FLORES**, 904 APPLE VALLEY RD., MADISON, TN 37115-2304

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 03315007200

QUITCLAIM DEED

Exempt: quitclaim for no consideration: Section 67-4-409(a)(4)

ANGEL ANTONIO FLORES and **ANA ALICIA TORRES FLORES who acquired title as ANA ALICIA TOREES FLORES**, husband and wife, hereinafter grantors, whose tax-mailing address is **904 APPLE VALLEY RD., MADISON, TN 37115-2304**, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grant and quitclaim to **ANGEL ANTONIO FLORES** and **ANA ALICIA TORRES FLORES**, husband and wife, hereinafter grantees, whose tax mailing address is **904 APPLE VALLEY RD., MADISON, TN 37115-2304**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The land hereinafter referred to is situated in the City of Madison, County of Davidson, State of TN, and is described as follows: Being Lot 129, on the plan of Section Two, Primrose Acres, as shown on plat of record in Plan Book 2900, Page(s) 43 and 44, said Register's Office for Davidson County, Tennessee.
Being the same property conveyed from Mary Katherine Hailey Daughtery, an unmarried woman to Angel Antonio Flores and Ana Alicia Torees Flores, husband and wife by deed dated October 20, 2014 and recorded October 27, 2014 in Instrument Number 20141027-0098731, of Official Records.

APN: 03315007200
Property Address is: 904 APPLE VALLEY RD., MADISON, TN 37115-2304

The real property described above is conveyed subject to and with the benefit of All easements, covenants, conditions and restrictions of record, in so far as in force applicable

The real property described above is conveyed subject to the following All easements, covenants, conditions and restrictions of record, All legal highways, Zoning, building and other laws, ordinances and regulations, Real estate taxes and assessments not yet due and payable, Rights of tenants in possession

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at Instrument Number 20141027-0098731in the Register's Office of Davidson County, Tennessee

Parcel ID 03315007200

Executed by the undersigned on February 10, 2017

Angel Antonio Flores
ANGEL ANTONIO FLORES

Ana Alicia Torres Flores
ANA ALICIA TORRES FLORES
who acquired title as ANA ALICIA TOREES FLORES

STATE OF TN
COUNTY OF DAVIDSON

The foregoing instrument was acknowledged before me on February 10, 2017 by **ANGEL ANTONIO FLORES** and **ANA ALICIA TORRES FLORES who acquired title as ANA ALICIA TOREES FLORES** who are personally known to me or have produced Drivers License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument

Notary Public

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

TRUE COPY CERTIFICATION

I *Mark Bauwin*, 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 PENNSYLVANIA

COUNTY OF ALLEGHENY

PERSONALLY APPEARED BEFORE ME, *SHANNON MCINTYRE*, A NOTARY PUBLIC FOR THIS COUNTY ALLEGHENY AND STATE OF PENNSYLVANIA WHO ACKNOWLEDGES THAT, *MARK BAUWIN* PERSONALLY APPEARED AND AFFIRMS THAT THIS CERTIFICATION OF AN ELECTRONIC DOCUMENT IS TRUE AND CORRECT AND WHOSE SIGNATURE I HAVE WITNESSED.

Notary Signature

06/18/2020

Notary Commission Expires

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
SHANNON MCINTYRE
Notary Public
MOON TWP, ALLEGHENY COUNTY
My Commission Expires Jun 18, 2020