BILL GARRETT, Davidson County
Trans:T20170033401 DEEDQC
Recvd: 04/20/17 12:32 3 pgs
Fees:17.00 Taxes:0.00
20170420-0038888

Prepared By
Return to:
The Reina's Family Property Solutions, LLC
c/o Juan Reina
820 Bishopsgate Road
Antioch, TN 37013

Prepared from information furnished by the parties hereto without the benefit of a title examination.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is
$ 10.00

AFFIANT

Subscribed and sworn to before me, this 4 day of April, 2017

NOTARY PUBLIC

My Commission Expires: NOV. 3 2020

My Commission Expires November 3, 2020

Address of New Owners:
Reina's Family Property
Property Solutions, LLC
820 Bishopsgate Road
Antioch, TN 37013

Send Tax Bills To:
Reina's Family Property
Solutions, LLC
820 Bishopsgate Road
Antioch, TN 37013

Map & Parcel:
075-08-0169.00

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars ($10.00 cash in hand paid, the receipt of which is hereby acknowledged, I, Juan A. Reina, (hereinafter referred to as "Grantor") by these presents do hereby quitclaim and convey to Reina's Family Property Solutions, LLC (hereafter referred to as the "Grantee"), all of my rights, title, and interest in a certain tract or parcel of land in Davidson County, Tennessee, attached as **Exhibit A**.

This is improved property commonly known as 687 Frankfort Drive, Hermitage, Tennessee 37076.

The legal description contained on the attached Exhibit A, is the same as in the previous deed of record.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 4 day of April, 2017.

JUAN A. REINA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared, JUAN A. REINA, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal on this 4 day of April, 2017.

Monette Reed Bryant
NOTARY PUBLIC

My Commission Expires: NOV. 3, 2020

MONETTE REED BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
November 3, 2020

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 521, on the Plan of Tulip Grove Subdivision Section 9, of record in Platt Book 4675, page 135 said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed by deed to Juan A. Reina and wife, Aura L. Reina for life with remainder interest to pass to Wendy R. Salinas and husband, Cesar A. Salinas, of record in Instrument No. 20130709-0070558, Register's Office, Davidson County, Tennessee.

Further being the same proeperty conveyed to the Reina's family by Default Judgment in the Chancery Court for Davidson County, Tennessee, Case No. 112-923-II and of record in Instrument No. 20130207-0012949, said Register's Office. Further being the same property conveyed to the Reina's Family by Final Decree Confirming Sale from the Metropolitan Government of Nashville and Davidson County in its own capacity and for the use and benefit of the State of Tennessee, of record in Instrument No. 20091026-0098580, said Register's Office.