Davidson County DEEDQC **Recvd: 05/16/17 11:43 3 pgs** **Fees:17.00 Taxes:0.00** **20170516-0048478**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $-0. Affiant Subscribed and sworn to before me, this 12th day of May, 2017. Notary Public My commission expires: 9/11/17
THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATE OF THE TITLE.	

STATE OF TENNESSEE NOTARY PUBLIC MARK B. LEEDOM COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 Trousdale Drive, Suite 111
Nashville, TN 37220

ST2013-0870

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
FRANCISCO J. VALDEZ	**SAME**	**11400010200**
7542 Sawyer Brown Rd.	**SAME**	
Nashville, TN 37221		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **EDWARD O. CHIRINOS HERNANDEZ,** " GRANTOR(S)", by these presents, does hereby quitclaim and convey unto **FRANCISCO J. VALDEZ** "GRANTEE(S)", his successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in **DAVIDSON** County, State of **Tennessee**, described as follows, to-wit:

LAND IN THE 8TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE BY JOHN T. CONNOR, SURVEYOR, JUNE 24, 1958, AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE EASTERLY MARGIN OF SAWYER BROWN ROAD AT THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO ALFRED L. WILLIAMS AND WIFE, BY DEED FROM ERNEST M. HILL AND WIFE, OF RECORD IN BOOK 2794, PAGE 170, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH THE EASTERLY MARGIN OF SAID ROAD SOUTH 15° 45' WEST 192.1 FEET TO AN IRON PIN IN C.V. HUTCHINSON'S LINE; THENCE WITH SAID HUTCHINSON'S LINE SOUTH 85° 30' EAST 454 FEET; THENCE NORTH 47° 56' EAST 245 FEET TO THE SOUTHERN BOUNDARY LINE OF THE SAID WILLIAMS' PROPERTY; THENCE WITH SAME 86° 50' WEST 566 FEET TO THE BEGINNING, AND CONTAINING 2 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO EDWARD O. CHIRINOS HERNANDEZ BY DEED FROM RUBEN CHACON, DATED DECEMBER 16, 2013, RECORDED JANUARY 29, 2014 IN INSTRUMENT NO. 20140129-0008197, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is **improved** property known as **7542 Sawyer Brown Rd, Nashville, TN 37221.**

WITNESS my hand this 12th day of May, 2017.

Edward Chirin HERNDEZ
EDWARD O. CHIRINOS HERNANDEZ

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **EDWARD O. CHIRINOS HERNANDEZ,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the forgoing instrument for the purpose therein contained.

Witness my hand this 12th day of May, 2017.

Notary Public

My Commission Expires: 9/11/17



True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, DARLENE K. SUHRBIER, a notary public for this county and state, KRISTEN TRAINI 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: 5-27-2019
Notary' Seal (if on paper)

