BILL GARRETT, Davidson County
Trans:T20170054185 DEEDQC
Recvd: 06/23/17 15:51 2 pgs
Fees:12.00 Taxes:0.00
20170623-0063697

This Instrument prepared by:
Wang Law Group, PLLC
2720 Nolensville Pike, Ste 200A
Antioch, TN 37211

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that **Seferino Padron (GRANTOR)** on this _____ day of 04-21, 2017 for and in consideration of the sum of One and No/100 Dollars, do hereby bargain, sell, release, remise, quit claim and convey unto to **Ana K. Torres**, all right, title and interest in and to the following described real estate, to wit:

Property Known as: 60 Valeria Street, Nashville, TN 37210
Parcel Id No: 119 02 0 245.00
Legal Description: LOT 179 SEC 5 STERLING HGTS

Land in Davidson County, Tennessee, being Lot No. 179, on the Plan of Sterling Heights Section Five, of record in Plat Book 1835, page 37, said Register's Office, to which reference is hereby made for a more complete description.

BEING the same property conveyed to **Seferino Padron**, by a Warranty Deed dated September 12, 2000 from Wendy Lynn Michels, by Trustee's Deed of record in Instrument Number **20000912-0090463**, in the Register's Office of Davidson County, Tennessee.

IN TESTIMONY WHEREOF we have hereunto set our hands this 21 day of 04/2017

Seferino Padron

STATE OF TN
COUNTY OF Davidson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared **Seferino Padron** with whom I am personally acquainted within name and that executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 04 day of 21, 2017

Notary Public

My commission expires:

March 3, 2020

TANIA BURGOS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Initials: SP

THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.

Seferino Padron
AFFIANT/ Seferino Padron

STATE OF TN
COUNTY OF Davidson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared **AFFIANT**/ Seferino Padron with whom I am personally acquainted within name and that executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 04 day of 21, 2017

Tania Burgos
Notary Public

My commission expires:
March, 3, 2020

TANIA BURGOS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

The following information is not a part of this Deed:

Property address: 60 Valeria Street, Nashville, TN 37210
Parcel Id No: 119 02 0 245.00

New Owner's Name and Address and Mail Tax Bill to:
Ana K. Torres
60 Valeria Street
Nashville, TN 37210

Initials: SP