Bill Garrett Davidson County
Batch# 47487 DEEDQC
01/16/2018 10:28:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20180116-0004280

This instrument prepared by Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525), 1971 West Fifth Avenue, Suite 4, Columbus, Ohio 43212

Record and Return to: Certified Title Corporation, 11459 Cronhill Drive Suite M, Owings Mills, MD 21117

Order Number: R-17TN10897

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Carlos G. Corral, an unmarried man, and Gloria Corral, an unmarried woman**, for Ten Dollars ($10.00) and other valuable consideration paid, do hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Carlos G. Corral, an unmarried man**, whose address is 77 Glenrose Avenue, Nashville, Tennessee 37210, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

Being Lot 7 on the Map of Glenrose Subdivision as of record in Book 1424, Page 142, Register's Office for Davidson County, Tennessee to which plan reference is here made for a more complete description. Being property known as 72 Glen Rose Avenue, Nashville, Tennessee 37210, according to the present system of numbering houses in Davidson County, Tennessee.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to easements and restrictions of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 119 02 0 107.00

Street address of property: 77 Glenrose Avenue, Nashville, Tennessee 37210

Prior Instrument Reference by which Grantor(s) acquired title: Instrument Number 20170302-0021010 in the Recorder's Office, Davidson County, Tennessee.

Mail Tax Statements to: Carlos G. Corral, 77 Glenrose Avenue, Nashville, Tennessee 37210

Signed this 12 day of December, 2017.

Signatures of Grantors:

Carlos G. Corral

Gloria Corral

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 12 day of December, 2017 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Carlos G. Corral and Gloria Corral, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Denise E Taylor exp. 2-12-2019
Notary Public

DENISE E TAYLOR NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

Property Address: 77 Glenrose Avenue, Nashville, Tennessee 37210
Tax Parcel: 119 02 0 107.00

Oath of Consideration

I or we, Carlos G Corral, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $ 10.

Signed this 12 day of December, 2017.

Signatures of Affiant(s):

Carlos Corral

Sworn and subscribed before me this 12 day of Dec, 2017

Denise E Taylor exp. 2-12-2019
Notary Public

DENISE E TAYLOR NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

Exhibit A

A Certain parcel of land in Davidson County, State of Tennessee, described as Follows, to wit:

Land in Davidson County, Tennessee, Being Lot 7 on the Map of Glenrose subdivision as of record in Book 1424, Page 142, register's office for Davidson County, Tennessee to which plan reference is here made for a more complete description.

****FOR INFORMATIONAL PURPOSES ONLY****

The improvements thereon being known as: 77 Glenrose Avenue, Nashville, TN 37210,

BEING the same property conveyed to Carlos G. Corral and Gloria Corral from Carlos G. Corral by Quit Claim Deed dated February 10, 2017 and recorded March 2, 2017 in Book/Volume/Page , as Instrument# 20170302-0021010 in the Land Records of Davidson County, TN

Tax ID#: 119-02-0-107.00

Tennessee Certification of Electronic Document

I, Katharine Albert 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 it is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Maryland

County of Baltimore

Personally appeared before me, Heather Daniels, a notary public for this county and State, Katharine Albert, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission expires: 3/14/2021

Notary Seal:

H. [illegible] DANIELS
[illegible] County
[illegible] Expires
3/14/2021

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).