Bill Garrett Davidson County
Batch# 89417 DEEDQC
05/07/2018 04:14:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180507-0043736

PREPARED BY:
SIDWELL & BARRETT, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE)
COUNTY OF Davidson
The actual consideration is $0.00

AFFIANT

Subscribed and sworn to before me
this 2 day of May, 2018.

NOTARY PUBLIC
My Commission Expires: 2/15/2021

ADDRESS OF NEW OWNER:
Andres A. Encalada
629 Gibson Dr.
Madison, TN 37115

SEND TAX BILLS TO:
Andres A. Enclada
629 Gibson Dr.
Madison, TN 37115

Map/Parcel 051 04 0 015.00

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, the receipt thereof which is hereby acknowledged Olga P. Encalada and Andres Encalada **("Grantor")** hereby convey all of their right title and interest to the hereinafter described property to **Kelly Biers, Trustee, ("Grantee"), her, successors and assigns**. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 16, on the Plan of Dale Heights, of record in Plat Book 2330, Page 153, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Olga P. Encalada and Andres Encalada, wife and husband by Warranty Deed from Eloise Hurt as Successor Trustee of the Leah G. McGraw Living Trust, dated 05/15/2006, recorded 05/17/2006, of record in Instrument No. 20060517-0057805, in the Register's Office for Davidson County, Tennessee. Commonly known as 629 Gibson Drive Madison, TN 37115.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may

affect the premises. Grantors makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

Kelly Biers

And now, I, Kelly Biers, Trustee for the express purpose of carrying out the above referenced conveyance, do hereby convey unto **Andres A. Encalada and Olga P. Velesaca de Encalada, husband and wife,** the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises as above set forth.

Andres A Encalada
Andres A. Encalada

Olga P Velesaca de Encalada
Olga P. Velesaca de Encalada

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Andres A. Encalada and Olga P. Velesaca de Encalada** with whom I am personally acquainted and who acknowledged they executed the foregoing instrument for the purposes herein contained.

Witness my hand, at office, this 2 day of May, 2018.

Robyn Dubay
Notary Public

My Commission Expires: 2/15/2021

ROBYN DUBAY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires

STATE OF Tennessee
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Kelly Biers, Trustee, with whom I am personally acquainted and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes herein contained.

Witness my hand, at office, this 2 day of May, 2018.

Robyn Dubay
Notary Public

My Commission Expires: 2/15/2021

ROBYN DUBAY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires

True Copy Certification

I, Kelly Jean Biers, 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 Rutherford

Personally appeared before me, Patti Robitaille a notary public for this county and state, Kelly Jean Biers 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: 05/22/2019
Notary' Seal (if on paper)

PATTI ROBITAILLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires May 22, 2019