Bill Garrett Davidson County
Batch# 103159 DEEDQC
06/11/2018 03:06:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180611-0056001

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, Josefina De Paz Flores, unmarried, ("Grantor"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Anibal Pineda, unmarried** (Grantee), all of his/her rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee being Lot No. 18, Section Twelve on the Plan of Hazelwood of record in Plat Book 4300, Page 143, Register's Officec for Davidson County, TN (RODC), to which plat reference is hereby made for a more complete legal description.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Warranty of record at Instrument Number **20110201-0008973** in said Register's Office. Josefina De Paz Flores having previously erroneously referred to as the spouse of Anibal Pineda.

IN TESTIMONY WHEREOF I have executed this instrument the 7th day of **June, 2018.**

Josefina de Paz Flores
Josefina De Paz Flores

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, Josefina De Paz Flores , with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 7th day of **June, 2018.**

Carlos Moreno
NOTARY PUBLIC

MY COMMISSION EXPIRES: Nov. 8, 2021

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00.**

XANIBAL PINEDA
AFFIANT Anibal Pineda Pineda

SUBSCRIBED AND SWORN before me this the 7th day of **June, 2018.**

Carlos Moreno
NOTARY PUBLIC

MY COMMISSION EXPIRES: NOV. 8, 2021

PROPERTY ADDRESS: 4619 Artelia Drive
Antioch, TN 37013

TAX PARCEL NO.: 14812020100

PROPERTY OWNER: **Anibal Pineda**
OWNER'S ADDRESS: 4619 Artelia Drive
Antioch TN 37013

MAIL TAX BILLS TO: **owner at property address**

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019