QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 107677 DEEDQC
06/25/2018 08:29:18 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20180625-0060708

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 day of June 2018.

Notary Public
MY COMMISSION EXPIRES: 5-2019
(AFFIX SEAL)

JESSICA SPARNELL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Birthright Title, LLC

2734 N. Mt. Juliet Road, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Francisco Garcia Flores	SAME AS NEW OWNER	18800001900
(NAME) 672 Battle Road	(NAME)	
(ADDRESS) Nolensville, TN 37135	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Francisco Garcia Flores and Teresa Flores, joint tenants with a right of survivorship**, hereinafter called the Grantor(s), has quitclaimed unto **Francisco Garcia Flores**, hereinafter called the Grantee(s), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. I on the final plan of the Monica Smithson Property, of record in Book 6200, Page 983, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Francis Garcia Flores and Teresa Flores, joint tenants with a right of survivorship by deed from James H. Roberts and Amy M. Roberts, husband and wife, dated May 27, 2010 and recorded as Instrument No. 20100601-0041843, Register's Office for Davidson County, Tennessee.

This is **improved** property known as 672 Battle Road, Nolensville, TN 37135

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Witness my hand this 19 day of June, 2018.

Francisco Garcia Flores

Teresa Flores

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Francisco Garcia Flores and Teresa Flores** the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19 day of June, 2018.

Notary Public
My Commission Expires: 5-2019

(SEAL)

JESSICA SPARNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY