QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 107679 DEEDQC
06/25/2018 08:31:08 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20180625-0060711

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 Recendiz & Teresa Flores	SAME AS NEW OWNER	161-05-0-C 106.00
(NAME) 755 Huntington Pkwy	(NAME)	
(ADDRESS) Nashville, TN 37211	(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**, hereinafter called the Grantor(s), has quitclaimed unto **Francisco Garcia Recendiz and Teresa Flores, husband and wife**, 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:

Unit 6, Huntingdon Park Townhomes as established by Master Deed of Huntingdon Park Townhome Association of Book 8813, page 573, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Francis Garcia Flores by deed from Maria Alexandra Prosise and husband, Jon Prosise, dated October 3, 2006 as Instrument No. 20061018-0129302, Register's Office for Davidson County, Tennessee. Affidavit of Scrivener's Error recorded correcting Grantee's name to Francisco Garcia Flores as Instrument No. 20101201-0095680, said Register's Office.

This is **improved** property known as 755 Huntington Pkwy, Nashville, TN 37211

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

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** 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: 5-2079

(SEAL)

