Bill Garrett Davidson County
Batch# 110204 DEEDQC
06/28/2018 02:23:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180628-0062663

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, **Ana K. Torres** ("Grantor"), married, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Pedro Padron, a single man,** (Grantee), all of his/her/their/its rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 179, on the Plan of Sterling Heights Section Five, of record in Plat Book 1835, page 37, said Register's Office, to which reference is hereby made for a more complete 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 Quit Claim Deed of record at Instrument Number **20170623-0063697** in said Register's Office.

The said Trinidad Alonzo Torres joins in this conveyance to convey any and all marital rights he may have in said property.

IN TESTIMONY WHEREOF I/we have executed this instrument the 27 day of **June, 2018.**

Ana K. Torres

Trinidad Alonzo Torres

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Ana K. Torres and Trinidad Alonzo Torres,** 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 27 day of **June, 2018.**

NOTARY PUBLIC

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: 9/10/18

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**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 27 day of **June, 2018.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/10/18

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

PROPERTY ADDRESS:	**60 Valeria St. Nashville, TN 37210**
TAX PARCEL NO.:	119 02 0 245.00
PROPERTY OWNER:	**Pedro Padron**
OWNER'S ADDRESS:	**60 Valeria Street Nashville, TN 37210**
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 CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019