THIS INSTRUMENT PREPARED BY:
Vantage Point Title
25400 US Highway 19 North, Suite 135
Clearwater, Florida 33763

Karen Y Johnson Davidson County
Batch# 150095 DEEDQC
10/09/2018 10:39:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20181009-0099974

QUIT CLAIM DEED

Return To:
FELIPE GARCIA AND ANA L. GARCIA
529 31ST Ave N
Nashville, TN 37209

New Owner(S) Address &
Mail Tax Statements To:
FELIPE GARCIA AND ANA L. GARCIA
529 31ST Ave N
Nashville, TN 37209

Property Tax ID#: 092-10-0-078.00
File #: TN481946

For and in consideration of ZERO and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, FRANCISCO RODIGUEZ-QUILES AND IRIS I. SANTA-BAEZ, A MARRIED COUPLE, AND FELIPE GARCIA AND ANA L. GARCIA, A MARRIED COUPLE, as Grantor, hereby convey all rights, titles and interests that I may have in to FELIPE GARCIA AND ANA L. GARCIA, A MARRIED COUPLE, as Grantee, to the following described real property located in DAVIDSON County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Parcel ID: 092-10-0-078.00

Property Address: 529 31ST Ave N, Nashville, TN 37209

Exempt Pursuant to T.C.A. Code 67-4-409(a4).

Witness our hands this the 28TH day of SEPTEMBER, 2018.

FRANCISCO RODIGUEZ-QUILES

IRIS I. SANTA-BAEZ

Felipe Garcia
FELIPE GARCIA

Ana L. Garcia
ANA L. GARCIA

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

Personally, appeared before me, the undersigned Notary Public in and for said County and State, the within, ~~FRANCISCO RODIGUEZ-QUILES~~ AND ~~IRIS I. SANTA-BAEZ,~~ AND FELIPE GARCIA AND ANA L. GARCIA, the Grantor, with whom I am personally acquainted (or who has proven to me on the basis of satisfactory evidence), and who has acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 28TH day of SEPTEMBER, 2018.

Notary Public
My Commission expires: 1/8/19

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

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

Felipe Garcia

Ana L. Garcia

Subscribed and sworn to before me this the 28TH day of SEPTEMBER, 2018.

Notary
My Commission expires: 1/8/19

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Witness our hands this the 2 day of OCTOBER, 2018.

FRANCISCO RODIGUEZ-QUILES

IRIS I. SANTA-BAEZ

FELIPE GARCIA

ANA L. GARCIA

STATE OF FLORIDA }

COUNTY OF ORANGE }

Personally, appeared before me, the undersigned Notary Public in and for said County and State, the within, FRANCISCO RODIGUEZ-QUILES AND IRIS I. SANTA-BAEZ, AND ~~FELIPE GARCIA AND ANA L. GARCIA~~, the Grantor, with whom I am personally acquainted (or who has proven to me on the basis of satisfactory evidence), and who has acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 2 day of OCTOBER, 2018.

EDUARDO ROJAS
Notary Public – State of Florida
Commission # GG 167731
My Comm. Expires Feb 7, 2022
Bonded through National Notary Assn.

Notary Public
My Commission expires: FEB. 7, 2022

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

Subscribed and sworn to before me this the _____ day of _____, 2018.

Notary
My Commission expires:

EXHIBIT "A"

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN DAVIDSON COUNTY, TENNESSEE, TO-WIT:

BEING THE EAST PART OF LOT NO. 46 AND THE EAST PART OF THE NORTHERLY 13 FEET OF LOT NO. 44 ON THE PLAN OF CHARLOTTE HEIGHTS, AS OF RECORD IN BOOK 57, PAGE 169, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THAT SAME PROPERTY CONVEYED TO FRANCISCO RODIGUEZ-QUILES AND IRIS I. SANTA-BAEZ, A MARRIED COUPLE AND FELIPE GARCIA AND ANA L. GARCIA, A MARRIED COUPLE BY DEED FROM FRANCISCO RODRIGUEZ-QUILES AND IRIS I. SANTA-BAEZ, A MARRIED COUPLE DATED JANUARY 06, 2018 AND RECORDED JANUARY 16, 2018 IN INSTRUMENT NO. 20180116-0004439 IN THE OFFICE OF THE REGISTER OF DEEDS IN AND FOR DAVIDSON COUNTY, TENNESSEE.

Commonly Known As: 529 31ST Ave N, Nashville, TN 37209
Parcel ID: 092-10-0-078.00

True Copy Certification

I, **Darell Near**, do hereby make oath that I am 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 Florida

County of Pinellas

Personally appeared before me, **Jocelyn K Brown**, a notary public for this county and state, **Darell Near** 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: 9-9-2019

Notary' Seal (if on paper)

JOCELYN K. BROWN
MY COMMISSION # FF 901989
EXPIRES: September 9, 2019
Bonded Thru Notary Public Underwriters