Karen Y Johnson Davidson County
Batch# 182254 DEEDQC
01/10/2019 08:39:20 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190110-0002563

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Juliana Elita Valencia 2113 Skyglen Trace Cane Ridge TN 37013	Julia C. Valencia 2113 Skyglen Trace Cane Ridge TN 37013	Tax Parcel ID 173-8-A 087.00CO

This instrument prepared by: Connie Allison, Attorney at Law, 5543 Edmonson Pike, Suite 109, Nashville, Tennessee 37211. Prepared from information furnished by the parties hereto without the benefit of a title examination

QUITCLAIM DEED

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, we, Guillermo L. Valencia and Julia C. Valencia (hereinafter referred to as "Grantors") do hereby reserve a life estate unto Julia C. Valencia and quitclaim, bargain, sell and convey unto to Juliana Elita Valencia (hereafter referred to as the "Grantee") and a certain tract or parcel of land in Davidson County, Tennessee, as follows:

> LAND in Davidson County, Tennessee being Lot No. 7, on the Final Plat, Section Three, Deer Valley, "Cluster Lot Subdivision," of record in Instrument No. 20060614-0070867, 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 Guillermo L. Valencia and Julia C. Valencia by deed from S&Y Construction, a Tennessee Corporation, by Instrument Number 20081104-0109646 Register's Office for Davidson County, Tennessee.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of Deer Valley, of Record in Instrument No. 20021212-0153693.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $0.00.
(
(
(
(
(Subscribed and sworn to before me
(this 17th day of Dec. 2018.
(
(
(My Commission Expires: 5/5/2020
(

Julia C. Valencia
Affiant Julia C. Valencia

CONNIE ALLISON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Connie Allison
Notary Public

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the Grantors have caused this Quitclaim Deed to be executed this 17th day of December, 2018

Guillermo L. Valencia
Guillermo L. Valencia , Grantor

Julia Valencia
Julia C. Valencia, Grantor

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared, Guillermo L. Valencia, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal of Nashville, Tennessee, on this 17th day of Dec, 2018.

Notary Public

My Commission Expires: 5/5/2020

CONNIE ALLISON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared, Julia C. Valencia, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal of Nashville, Tennessee, on this 17th day of Dec, 2018.

Notary Public

My Commission Expires: 5/5/2020

CONNIE ALLISON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY