Karen Johnson Davidson County
Batch# 189963 DEEDQC
01/30/2019 03:03:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190130-0009081

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, **Juan Francisco Velasco** ("Grantors"), a married man, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Juan Francisco Velasco and Denys Martinez, husband and wife,** (Grantee), all of our rights, title, and interests in the following described real property, to wit:

Being Lot No. 67 and the northerly part of Lot 68 Tenonwood Estates Resubdivision of Lots 67, 68 and 69 in Lakeshore Woods, Section 3, as shown by plat of record in Plat Book 8250, Page 86, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description of said lot.

FOR INFORMATION PURPOSES ONLY: 213 Tenonwood County, Antioch, TN 37013

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 Warranty Deed of record at Instrument Number **20070904-0106134** in said Register's Office.

IN TESTIMONY WHEREOF I have executed this instrument the 25th day of **January, 2019.**

Juan Francisco Velasco.
Juan Francisco Velasco

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Juan Francisco Velasco,** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 25th day of **January, 2019.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/25/19

VENIKKIA BRANCH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

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 25th day of **January, 2019.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/25/19

VENIKKIA BRANCH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

PROPERTY ADDRESS:	**213 Tenonwood Ct. Antioch, TN 37013**
TAX PARCEL NO.:	**15003012300**
PROPERTY OWNER:	**Juan Francisco Velasco and Denys Martinez**
OWNER'S ADDRESS:	**213 Tenonwood Court Antioch, TN 37013**
MAIL TAX BILLS TO:	**Owners 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 CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019