Karen Johnson Davidson County
Batch# 202257 DEEDQC
03/06/2019 10:44:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20190306-0020440

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MDS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201
26191727

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills to:	Map Parcel Numbers:
Juan Vallarino, Trustee of the Juan Vallarino Revocable Trust and Neith Elizabeth Vallarino, Trustee of the Neith Elizabeth Vallarino Revocable Trust 15 Carmel Lane Brentwood, TN 37027	Juan Vallarino, Trustee Neith Elizabeth Vallarino, Trustee 15 Carmel Lane Brentwood, TN 37027	Map & Parcel: 104 01 0 138.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, we, JUAN VALLARINO and NEITH ELIZABETH VALLARINO, by these presents do hereby quitclaim and convey to each of the following grantees as follows:

(a) To JUAN VALLARINO, TRUSTEE OF THE JUAN VALLARINO REVOCABLE TRUST established on February 11, 2014, his successors and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, a Fifty percent (50%) undivided interest in the property described on Exhibit A; and

(b) To NEITH ELIZABETH VALLARINO, TRUSTEE OF THE NEITH ELIZABETH VALLARINO REVOCABLE TRUST established on February 11, 2014, her successors and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, a Fifty percent (50%) undivided interest in the property described on Exhibit A.

The description on Exhibit A hereto is the same as that contained in the prior deed.

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

This is improved property known as 198 37th Avenue North, Nashville, Tennessee 37209.

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 5th day of March, 2019.

JUAN VALLARINO

NEITH ELIZABETH VALLARINO

Juan Vallarino, husband of Neith Elizabeth Vallarino, joins in this deed for the purpose of quitclaiming and conveying any and all interest he may have in Neith Elizabeth Vallarino's interest in the above-described real property solely by virtue of his marriage to Neith Elizabeth Vallarino.

JUAN VALLARINO

Neith Elizabeth Vallarino, wife of Juan Vallarino, joins in this deed for the purpose of quitclaiming and conveying any and all interest she may have in Juan Vallarino's interest in the above-described real property solely by virtue of her marriage to Juan Vallarino.

NEITH ELIZABETH VALLARINO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Juan Vallarino and Neith Elizabeth Vallarino, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 5th day of March, 2019.

Jacqueline Rae Lewis
Notary Public

My Commission Expires:
01/03/2022

JACQUELINE R. LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
01-03-2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me
this 5th day of March, 2019.

Rugenia Hines
Notary Public

My Commission Expires:

RUGENIA HINES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires August 20, 2019

EXHIBIT A

Land in Davidson County, Tennessee, being the westerly 150 feet of Lot No. 29 on the Map of a Subdivision of the Northwest Part of West End Land Company Property, of record in Book 421, Page 152, Register's Office for said County.

Said part of Lot No. 29 fronts 66 feet on the easterly margin of 37th Avenue North, formerly Pilcher Street, and extends back between lines 150 feet to a dead line in the rear, measuring 75 feet thereon.

Being the same property conveyed to Juan Vallarino and Neith Elizabeth Vallarino by warranty deed of record at Instrument: 20140310-0019981, Register's Office of Davidson County, Tennessee.

26191727.1

True Copy Certification

I, __Lucretia Albert_, 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.

Lucretia Albert
Signature

State of Tennessee

County of Davidson

Personally appeared before me, _Heather C. Dye_, a notary public for this county and state, _Lucretia Albert___ who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather C. Dye
Notary's Signature

My Commission expires: 8/20/19

Notary's Seal (if on paper)

