Karen Johnson Davidson County
Batch# 202257 DEEDQC
03/06/2019 10:44:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20190306-0020441

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MDS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201
26203741

# 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<br>15 Carmel Lane<br>Brentwood, TN 37027 | Juan Vallarino, Trustee<br>Neith Elizabeth Vallarino, Trustee<br>15 Carmel Lane<br>Brentwood, TN 37027 | Map & Parcel:<br>103 03 0 243.00 |

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, JUAN 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 4702 Nebraska Avenue, Nashville, Tennessee 37209.

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

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.

Notary Public

My Commission Expires:
01/03/2022

JACQUELINE RAE LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 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.

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 Lot 8, BLOCK 10, MAP OF A PART OF SYLVAN PARK, as shown on plat of record in Plat Book 332, Page 104, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Juan Vallarino by warranty deed of record at Instrument: 20130821-0088096, Register's Office of Davidson County, Tennessee.

26203741.1

# 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)

