Box #14
831806-3

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 238986 DEEDQC
06/05/2019 11:21:11 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20190605-0053758

State of Tennessee
County of Davidson

The actual consideration for this transfer is $ -0-.

Affiant

Subscribed and sworn to before me, this the 4 day of June, 2019.

Notary Public

My commission expires: 7·8·2019
(AFFIX SEAL)

CORYLYN S. PRIEST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Flagg Canyon Investments, LLC	**Wells Fargo Bank, N.A.**	**135-12-0E-027.00-co**
25701 Box Canyon Lane	**P.O. Box 5708**	
Salinas, CA 93908	**Springfield, OH 45501-5708**	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Luis Joseph Amaral

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

Flagg Canyon Investments, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Unit No. 286 on the Plan of Nashboro Village, Tract 21, Phase 1, a Horizontal Property Regime with Private Elements, a Planned Unit Development., of record in Plat Book 4660, Page 159, and Amendment and Placement of Units shown on Exhibit "B" to the Second Amendment to Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20031118-10168332, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

BEING all of the same property conveyed to Luis Joseph Amaral from The Eduardo and Rocio Living Trust, dated September 21, 2017, by Warranty Deed dated April 27, 2019, of record in Instrument No. 20190501-0040219, Register's Office for Davidson County, Tennessee.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

SAID PROPERTY IS CONVEYED SUBJECT TO THE LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PREMISES.

THIS INSTRUMENT HAS BEEN PREPARED BY THE FIRM OF ATTORNEY'S TITLE COMPANY, INC., BASED UPON VERBAL INFORMATION AND DIRECTIONS FROM THE RESPECTIVE PARTIES. THE PARTIES ACKNOWLEDGE AND UNDERSTAND THAT SAID FIRM HAS RELIED ON INFORMATION PROVIDED TO IT AND DOES NOT REPRESENT THE ACCURACY THEREOF.

This is Improved (_X_) Unimproved (____) property, known as: **2504 Nashboro Blvd, Nashville, TN 37217**

Witness my/our hand(s) this 16th day of May, **2019.**

Luis Joseph Amaral

See attached

STATE OF CALIFORNIA)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Luis Joseph Amaral,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____ (City), California, this _____day of _____, 2019.

_____
Notary Public

My Commission Expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Monterey)

On May 16, 2019 before me, Tabatha DeAmaral, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Luis Joseph Amaral
Name(s) of Signer(s)

,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is~~/are~~ subscribed to the within instrument and acknowledged to me that he~~/she/they~~ executed the same in his~~/her/their~~ authorized capacity~~(ies)~~, and that by his~~/her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

TABATHA DEAMARAL
Notary Public - California
Monterey County
Commission # 2253162
My Comm. Expires Sep 5, 2022

Signature Tabatha DeAmaral
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Quitclaim Deed
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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