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, **Felipe D. Perez** ("Grantor"), unmarried, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Francisco J. Valdez** (Grantee), all of his rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot 98 on the Map of College Heights, of record in Book 332, Page 19, Register's Office for said County, Tennessee, to which plan reference is hereby made for a more complete legal description.

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.

F.D.P.

Being all or part of the same property conveyed to Grantor herein by Quit Claim Deed of record at Instrument Number **20161229-0136775** in said Register's Office.

IN TESTIMONY WHEREOF I/we have executed this instrument the 3 day of ~~July~~ September, **2019.**

Felipe D. Perez

Felipe D. Perez

Karen Johnson Davidson County
Batch# 280598 DEEDQC
09/04/2019 11:47:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190904-0089272

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at office this 3 day of ~~July~~ September, 2019. CA

Cari Allen
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-5-21

STATE OF TENNESSEE NOTARY PUBLIC CARI ALLEN DAVIDSON COUNTY MY COMMISSION EXPIRES 7-5-2021

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.**

Francisco Valdez
AFFIANT

SUBSCRIBED AND SWORN before me this the 3 day of ~~July~~ Sept, 2019. CA

Cari Allen
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-5-21

STATE OF TENNESSEE NOTARY PUBLIC CARI ALLEN DAVIDSON COUNTY MY COMMISSION EXPIRES 7-5-2021

PROPERTY ADDRESS: **468 Radnor St.**
Nashville, TN 37211

TAX PARCEL NO.: 11913021600

PROPERTY OWNER: **Francisco J Valdez**
OWNER'S ADDRESS: 7542 Sawyer Brown Rd.
Nashville, TN 37221

MAIL TAX BILLS TO: 7542 Sawyer Brown Rd.
Nashville, TN 37221

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 NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 9-25-2019