This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive,
Building 200, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com



State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Affiant Signature

Subscribed and sworn to before me on this the 12th day of December, 2019.

Notary Public

My Commission expires _____/_____/_____

Karen Johnson Davidson County
Batch# 329025 DEEDQC
12/13/2019 09:41:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20191213-0128680

NAME AND ADDRESS OF PROPERTY OWNER:
Francisco Flores and Zaflro Amaris Sanchez Diaz
14222 Old Hickory Blvd
Antioch, TN 37013

SEND TAX BILLS TO:
Francisco Flores and Zaflro Amaris Sanchez Diaz
14222 Old Hickory Blvd
Antioch, TN 37013

MAP AND PARCEL NUMBER: 18100016200

QUITCLAIM DEED

19NT00365

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Francisco Flores, a married man

By these presents do remise, release and **QUITCLAIM** unto

Francisco Flores and Zaflro Amaris Sanchez Diaz, as husband and wife

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

All that parcel of land in the 5th Civil District of Davidson County, State of Tennessee, as more fully described in Deed Book 8896 page 125 ID#181.00-162, Being known and designated as being Tract No. 2 on the Plat of the Division of The W.H. Wisener Property, dated June 26, 1979 and recorded in Book 5190 page 328, Register's Office for Davidson County, Tennessee, being more particularly described as a metes and bounds property.

Subject to all easements, reservations, covenants, conditions, agreements of record if any.

Being the same property conveyed to Francisco Flores, married man by Warranty Deed from Patricia a. Ward and husband, Franky C. Ward as recorded 7-25-2019 in Document No. 20190725-0073227.

Being the same property conveyed to Patricia A. Ward and husband, Franky C. Ward, by Warranty Deed from Giovanni Jacob and wife, Marvell Jacob, dated 2/25/2005 and recorded 3/1/2005 in Document 20050301-0022658, Register's Office for Davidson County, Tennessee.
Rerecorded 3/1/2005 in Document 20050328-0032449

This is an improved property commonly known as 14222 Old Hickory Blvd, Antioch, TN 37103

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 12 day of December, 2019.

Francisco Flores

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Francisco Flores,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 12th day of December, 2019

Notary Public

My Commission expires: _____/_____/ _____.

CHRISTY MICHELLE JONES
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES 2-27-2021

Zaflro Amaris Sanchez Diaz

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Zaflro Amaris Sanchez Diaz,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 12th day of December, 2019.

Notary Public

My Commission expires: _____/_____/ _____.

CHRISTY MICHELLE JONES
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES 2-27-2021

Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a license attorney and/or 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.

Jill M Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Christy Michelle Jones **a notary public for this county and state,** Jill Neely **who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.**

Christy Michelle Jones

Notary's Signature

My Commission Expires: _____

Notary's Seal (If on paper)

CHRISTY MICHELLE JONES
NOTARY PUBLIC
STATE OF TENNESSEE
DICKSON COUNTY
MY COMMISSION EXPIRES 2-27-2021