RECORD AND RETURN TO:
Magnolia Title & Escrow, Inc.
1104 Fatherland St.
Nashville, TN 37206

Karen Johnson Davidson County
Batch# 418967 DEEDQC
06/18/2020 10:59:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200618-0064060

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF June, 2020.

NOTARY PUBLIC

My commission expires:

THIS INSTRUMENT PREPARED BY:
Magnolia Title & Escrow, Inc., 1104 Fatherland St., Nashville, TN 37206

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Philip E. Flores and Melissa A. Flores, Trustees of the Flores Living Trust dated May 13, 2020 7600 Downstream Court Fredericksburg, VA 22408	NEW OWNER	

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), the undersigned, **Melissa A. Flores, a married woman,** hereinafter called the Grantor(s), have quitclaimed and sold and by these presents do hereby remise, release and quitclaim unto **Philip E. Flores and/or Melissa A. Flores, Trustees, or their successors in interest, of the Flores Living Trust, dated May 13, 2020, and any amendments thereto,** their heirs and assigns, all their right, title and interest in that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit(s) B as shown on Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions for Homes at 1111 South Douglas, a Horizontal Property Regime with private Elements pursuant to Tennessee Code Annotated Sections 66-27-103(b) of record in Instrument No. 20150407-0030284, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Melissa A. Flores, a married woman, by Deed from David Sulpy and Elizabeth Sulpy, husband and wife, dated March 19, 2019, recorded March 20, 2019, and appearing of record in Instrument No. 20190320-0025441, Register's Office for Davidson County, Tennessee.

Philip E. Flores, spouse of Melisa A. Flores, joins in the execution of this instrument for the purpose of conveying his/her marital interest to said property.

WITNESS OUR HAND, this 12 day of June, 2020.

Melissa A. Flores

Melissa A. Flores

Philip A. Flores

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Melissa A. Flores, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 12 day of Jun, 2020.

Notary Public

My commission expires:

JOSHUA L. HU
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY

STATE OF Virginia
COUNTY OF Spotsylvania

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Philip E. Flores, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 9th day of June, 2020.

MICHAEL ODILON BARRIOS
NOTARY PUBLIC
REG. #7607715
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES OCTOBER 31, 2023

Michael Odilon Barrios
Notary Public

My commission expires: October 31, 2023

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Hardwick, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D. Hardwick

Notary's Signature

My Commission Expires: 5/23/2023

Notary's Seal (If on paper)

