AFTER RECORDING RETURN TO:
ClientFirst Title LLC
1000 Germantown Pike, Suite J-1
Plymouth Meeting, PA 19462
File No. R22TN105257

Karen Johnson Davidson County
Batch# 819250 DEEDQC
03/10/2022 01:26:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220310-0027911

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Parcel ID No.: 050-15-0-107-00

QUITCLAIM DEED

This deed is exempt from transfer tax pursuant to Sec. 67-4-409(a)(3)(A)(i).

THIS DEED made and entered into on this 22 day of Feb, 2022, by and between **Valerie Bristol and Eliud Flores Olivas F/K/A Eliud Flores, wife and husband,** a mailing address of 3218 Crislynndale Drive, Nashville, TN 37207, hereinafter referred to as Grantor(s) and **Valerie Bristol and Eliud Flores Olivas, wife and husband, as tenants by the entirety,** a mailing address of 3218 Crislynndale Drive, Nashville, TN 37207, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Property Address: 3218 Crislynndale Drive, Nashville, TN 37207

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Instrument Number: 20200526-0053756, recorded on 05/26/2020 in Davidson County, Tennessee.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

X Valerie Bristol
Valerie Bristol

X Eliud Flores
Eliud Flores Olivas F/K/A Eliud Flores

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Valerie Bristol and Eliud Flores Olivas F/K/A Eliud Flores, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in 3217 Cristy Meade Dr Nashville TN, this 22 day of Feb, 2022.

LOUIS NOSAKHARE OGIEMUDIA SR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 9-6-22

No title exam performed by the preparer. Legal description and party's names provided by the party.

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 544 , as shown on the map entitled Parkwood Estates, Section III, of record in Plat Book 3300, Page 31, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to TOM NELSON AND WIFE, SANDY NELSON, by deed from BILL GRIZZLE AND WIFE, BARBARA GRIZZLE AND R.E. LOFTIN AND WIFE, BOBBIE JEAN LOFTIN AND THOMAS R. MEDLIN, JR., AND WIFE, CYNTHIA MEDLIN RESERVING A LIFE ESTATE IN THE NAME OF VERNON E. GRIZZLE AND WIFE, BESSIE O. GRIZZLE, of record in Instrument No. 20030701-0091151, dated June 30, 2003, said Register's Office. Said TOM NELSON, having since died on or about June 6, 2019, leaving SANDY NELSON as surviving tenant by the entirety.

Further being the same property conveyed to VALERIE BRISTOL AND ELIUD FLORES, WIFE AND HUSBAND by deed from SANDY NELSON, AN UNMARRIED WOMAN of record in Instrument No. _202005260053756_____, dated May 8, 2020, said Register's Office.

TRUE COPY CERTIFICATION

V

I, x Valerie Bristol, Eliud Flores, 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.

x Valerie Bristol, Eliud Flores
Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, Louis N Ogiemudia Sr [Name of Notary],

a notary public for this county and state, Valerie Marie Bristol - Eliud Flores [name of person making certification] 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: 9-6-22

LOUIS NOSAKHARE OGIEMUDIA SR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Seal