Prepared By

Name: Katherine Stauffer
Address: 1831 12th Ave S. #399
Nashville
State: TN Zip Code: 37203

After Recording, Mail Document To Owner/Responsible Taxpayer

Name: Joshua and Lauren Valencia
Address: 904 Falling Water Ct.
Nashville
State: TN Zip Code: 37221

Tax Parcel ID #: 126160A33900CO

Karen Johnson Davidson County
Batch# 962447 **DEEDQC**
01/19/2023 12:12:44 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230119-0004431

Space Above This Line for Recorder's Use

TENNESSEE QUIT CLAIM DEED

STATE OF TENNESSEE

Davidson COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten Dollars ($ 10.00) in hand paid to Joshua and Lauren Valencia, a married couple, residing at 904 Falling Water Court County of Davidson, City of Nashville, State of TN (hereinafter known as the "Grantor(s)") hereby remise, release and forever quitclaim to Joshua and Lauren Valencia, Trustees of the Joshua and Lauren Valencia Revocable Living Trust dated November 9, 2022, and any amendments thereto, residing at 904 Falling Water Court, County of Davidson, City of Nashville, State of TN (hereinafter known as the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to-wit:

Legal Description Insert:

See Exhibit A

Being same property conveyed in instrument **20130920-0099316**

Grantor's Signature

Joshua Valencia
Grantor's Name

904 Falling Water Ct
Address

Nashville, TN, 37221
City, State & Zip

Grantor's Signature

Lauren Valencia
Grantor's Name

STATE OF TENNESSEE

COUNTY OF Davidson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joshua Valencia and Lauren Valencia whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 9 day of November, 2022.

Notary Public

JOAN KU TYSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

My Commission Expires: 5-9-2023

I/We hereby swear, or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $ 10.00.

Affiant

Affiant

STATE OF TENNESSEE

COUNTY OF Davidson)

Subscribed and sworn to before me this 9 day of November, 2022.

Notary Public

My Commission Expires: 5/9/2023

JOAN KU TYSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

Exhibit A

All that certain parcel of land situate in the County of Davidson, State of Tennessee, being known and designated as follows:

Land in Davidson County, Tennessee, being Lot 162, as shown on the map entitled Riverwalk, Phase 2-C, ofrecord as instrument Number 20040130-0011799, 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 as conveyed from Wilson & Associates, PLLC, Successor Trustee to Federal Home Loan Mortgage Corporation, as described in Doc No. 20121231-0120338, Dated 12/27/2012, Recorded 12/31/2012 in DAVIDSON County Records.

Being the same property as conveyed from Wilson & Associates, PLLC, Successor Trustee, to Federal Home Loan Mortgage Corporation, as described in Instrument No. 20121231-0120338, Recorded 12/31/2012 in the Davidson Official Records.