This instrument prepared by:
Justin Montenegro
3308 Timber Trail Drive
Antioch, Tennessee 37013

Return to:
Chicago Title
ServiceLink Division
4000 Industrial Blvd
Aliquippa, PA 15001

Davidson County DEEDQC
Recvd: 08/23/10 15:38 4 pgs
Fees:23.00 Taxes:30.50
20100823-0066695

QUITCLAIM DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:
Justin Montenegro
3308 Timber Trail Drive
Antioch, Tennessee 37013

MAIL TAX STATEMENT TO:
Justin Montenegro
3308 Timber Trail Drive
Antioch, Tennessee 37013

MAP PARCEL NUMBERS:
Map/Parcel:
150036009000

FOR AND IN CONSIDERATION of $1,242.00, cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, **Justin Montenegro, an unmarried man and Maria Montenegro, an unmarried woman** by these presents do hereby quitclaim and convey unto the said **Justin Montenegro, an unmarried man**, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in **Davidson** County, **Tennessee**, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to Remove Former Spouse from Title.

Being the same property conveyed to Justin Montenegro and Maria Montenegro by Deed from _____ of record in Book _____, Page _____, Document No. _____, said Register's Office.

This is unimproved ( ) property known as 3308 Timber Trail Drive, Antioch, Tennessee 37013
Improved ( )

Whenever 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 hand this 6 day of August, 2010, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Justin Montenegro

Maria Montenegro

ACKNOWLEDGMENT

STATE OF Tennessee)

COUNTY OF Davidson) ss

Personally appeared before me, Peggy Niemann, a Notary Public in and for said County and State, **Justin Montenegro and Maria Montenegro** the within named bargainor, individual(s), 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.

Given under my hand and official seal of office at Nashville, TN this 6 day of August, A.D., 2010

NOTARY STAMP/SEAL

PEGGY L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO., TN

My Commision Expires JULY 5, 2011

NOTARY PUBLIC

Notary Commission Expires: 7-5-11

AFFIDAVIT OF VALUE

STATE OF TN)

COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of affiants knowledge, Information, and belief, the actual consideration for this transfer is $ 8242.00

Subscribed and sworn to before me this the 6 day of August, 2010.

(Affix Seal)

Affiant

Notary Public

My Commission Expires: 7-5-11

PEGGY L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO., TN

My Commision Expires JULY 5, 2011

Exhibit "A"
Legal Description

All that certain parcel of land situated in County of DAVIDSON, State of TENNESSEE, being known and designated as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 58 ON THE PLAN OF THE COUNTRY, SECTION III, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 5200, PAGE 44, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

SUBJECT TO ALL MATTERS AS SET FORTH PER PLAT BOOK 5200, PAGE 44, REGISTER'S OFFICE OF SAID COUNTY.

RESTRICTIVE COVENANTS OF RECORD IN BOOK 5281, PAGE 813, REGISTER'S OFFICE OF SAID COUNTY.

VANESSA ALVARADO JOINS IN THIS CONVEYANCE TO CONVEY ANY AND ALL RIGHTS SHE MAY HAVE IN THIS PROPERTY.

Being the same property as conveyed from RANDY ALVARADO AND VANESSA ALVARADO, HUSBAND AND WIFE to JUSTIN MONTENEGRO AND MARIA MONTENEGRO, HUSBAND AND WIFE as described in Warranty Deed, Dated 03/22/2007, Recorded 03/29/2007, in Official Records Document No.20070329-0037424 .

Tax/Parcel ID: 15003009000

True Copy Certification

I, Terri Baker, 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.

Signature

State of PA

County of Beaver

~~Terri Ba~~ Melanie Miller

Personally appeared before me, [Name of Notary], a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

* Terri Baker

Notary's Signature

My Commission Expires: 4-27-2014

Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Melanie Miller, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 27, 2014
Member, Pennsylvania Association of Notaries