Davidson County DEEDQC
Recvd: 10/31/12 08:28 5 pgs
Fees:27.00 Taxes:0.00
20121031-0099761

Commitment Number: 337992
Seller's Loan Number: 8000294412

After Recording Return To:
NationalLink
300 Corporate Center Drive, Suite 300
Moon Twp, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Tennessee Bar Number: 015569.

New Property Owner/Mail Tax Statements To:
Victor Chacon, 4553 XAVIER DR, ANTIOCH, TN 37013-2762

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 14808010500

QUITCLAIM DEED

Victor Chacon and **Virginia Escobar**, who are unmarried individuals, and who were incorrectly listed as married individuals on the prior deed, whose mailing address is **4553 XAVIER, DR. ANTIOCH, TN 37013-2762**, hereinafter grantors, for $ 1.00 (ONE DOLLAR) in consideration paid, grant and quitclaim to **Victor Chacon**, unmarried, hereinafter grantee, whose tax mailing address is **4553 XAVIER DR, ANTIOCH, TN 37013-2762**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, BEING KNOWN AND DESIGNATED AS LOT NO. 114 ON THE PLAN OF OAKWOOD TERRACE, SECTION 2, OF RECORD IN PLAT BOOK 4460, PAGE 118 AND 119, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION. Being the same property as conveyed from Laquita Lickridge and Rodney Lockridge, wife and husband to Victor Chacon and Virginia Escobar, husband and wife, as described in Inst# 20050214-0016273, Dated 01/31/2005, Recorded 02/14/2005

in DAVIDSON County Records.

Being the same property conveyed to **Victor Chacon** and **Virginia Escobar**, by deed of recorded **20050214-0016273** in **Davidson** County Records.

Property Address is: 4553 XAVIER, DR. ANTIOCH, TN 37013-2762

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: **20050214-0016273**

Executed by the undersigned on 10/17, 2012:

Victor Chacon
Victor Chacon

Virginia Escobar
Virginia Escobar

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 10/17, 2012 by **Victor Chacon** and **Virginia Escobar**, who are personally known to me or have produced DRIVER'S LICENSES as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Valise J. Ramsdell
Notary Public

VALISE J. RAMSDELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Expires: 9-8-13

Maximum principal indebtedness for Tennessee recording tax purposes is 109,106.00.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of TN
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 1.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 17 day of October, 2012.

VALISE J. RAMSDELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

(Seal)

Victor Chacon
Affiant

Victor Chacon
Print Name

Valise J Ramsdell
Notary Public

My commission expires:
9/8/13

Valise J Ramsdell
Print Name

True Copy Certification

I, Scott Wucher, NationalLink, 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.

Scott Wucher
Signature

State of PA

County of Allegheny

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

Jocilyn M Fiedorczyk
Notary's Signature

My Commission Expires: _____
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jocilyn M. Fiedorczyk, Notary Public
Moon Twp., Allegheny County
My Commission Expires June 22, 2014
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES