Davidson County DEEDQC
Recvd: 02/19/13 09:42 6 pgs
Fees:32.00 Taxes:0.00
20130219-0016128

This instrument prepared by:
JELICA KOVACEVIC

2605 Enterprise Road East, Suite 300
Clearwater, Florida 33759
(888)853-6347

File No.: **7657584n**

QUIT CLAIM DEED 46297817

THIS INDENTURE, made and entered into as of the 12-29-2012, by and between **RUFINO CEBALLOS AND AGUSTIN JAIME CEBALLOS WHO ACQUIRED TITLE AS RUFINA CEBALLOS AND AGUSTIN CEBALLOS**, party of the first part, and **RUFINO CEBALLOS, A MARRIED MAN AND AGUSTIN JAIME CEBALLOS, A MARRIED MAN, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the party of the first part does hereby bargain, sell, release, remise, quit claim and convey unto the party of the second part, the following described real estate, situated in the City of **MADISON**, County of **DAVIDSON**, State of Tennessee and being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

Being the same property conveyed to the party of the first part by 7/6/2006 Deed of record in: Book 20060706, Page No. 0081096 or Instrument No.: ——— in said Registor's office.

The property is improved with an address of: **913 WESTCHESTER DR, MADISON, Tennessee 37115**

The property is unimproved.

IN WITNESS WHEREOF, the party of the first part has executed this instrument as of the day and year first above written.

Mail tax statements: Rufino Ceballos
AGUSTIN JAIME CEBALLOS
155 Cleveland Cir
GRANVILLE IL 61326

RUFINO CEBALLOS

AGUSTIN JAIME CEBALLOS

STATE OF **Tennessee**

COUNTY OF **DAVIDSON**

Personally appeared before me, FRANK LANKFORD (name of notary public), ~~**RUFINO CEBALLOS AND**~~ **AGUSTIN JAIME CEBALLOS**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand at office, this 12-29-2012

Notary Public

My Commission Expires: _____

FRANK LANKFORD
MY COMMISSION EXPIRES
MAY 5, 2015

FRANK LANKFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF **Tennessee**

COUNTY OF **DAVIDSON**

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ -0- .

Affiant

Subscribed and sworn to before me this the 12-29-2012

Notary Public

My Commission Expires: _____

FRANK LANKFORD
MY COMMISSION EXPIRES
MAY 5, 2015

FRANK LANKFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RUFINO CEBALLOS

AGUSTIN JAIME CEBALLOS

STATE OF ~~Tennessee~~ IL IL LINOIS

COUNTY OF ~~DAVIDSON~~ WILL

Personally appeared before me, LATONYA GOLDSMITH (name of notary public), **RUFINO CEBALLOS AND ~~AGUSTIN JAIME CEBALLOS~~**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand at office, this 12-28-12.

Notary Public LATONYA GOLDSMITH

OFFICIAL SEAL
LATONYA GOLDSMITH
Notary Public - State of Illinois
My Commission Expires Jun 11, 2014

My Commission Expires: 6-11-14

STATE OF **Tennessee**

COUNTY OF **DAVIDSON**

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

Affiant

Subscribed and sworn to before me this the _____.

Notary Public

My Commission Expires: _____

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

TAX PARCEL NO.:
042 09 0 085.00

NAME AND ADDRESS OF A PROPERTY OWNER:
RUFINO CEBALLOS AND AGUSTIN JAIME CEBALLOS
913 WESTCHESTER DR
MADISON, TENNESSEE 37115

NAME AND ADDRESS OF THE PERSON OR ENTITY
RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES

EXHIBIT 'A'

BEING LOT NO. 78, ON THE PLAN OF KEMPER HEIGHTS, SECTION ONE, OF RECORD IN PLAT BOOK 2331, PAGE 65, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

Being all of that certain property conveyed to RUFINA CEBALLOS AND AGUSTIN CEBALLOS from JAMES ROBERTS, MARRIED, by deed dated 05/12/2006 and recorded 07/06/2006 as Instrument No. 20060706-0081096 of official records.

Commonly known as: 913 WESTCHESTER DR, MADISON, TN 37115

APN #: 042 09 0 085.00

CEBALLOS
46297817
FIRST AMERICAN ELS
QUIT CLAIM DEED

TN

WHEN RECORDED, RETURN TO:
FIRST AMERICAN LENDERS ADVANTAGE
1100 SUPERIOR AVENUE, SUITE 200
CLEVELAND, OHIO 44114
NATIONAL RECORDING

True Copy Certification

I, Alison Smith, 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 Ohio

Count of Cuyahoga

Personally appeared before me, Tiffany E. Washington, notary public for this county and state, Alison Smith 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: Dec 16, 2016

Notary Seal

