Davidson County DEEDQC
Recvd: 03/06/13 14:35 5 pgs
Fees:27.00 Taxes:0.00
20130306-0022498

This Instrument prepared by:
Deeds on Demand, PC, 5029 Corporate Woods Drive, Suite 225-A, Virginia Beach, VA 23462

Return To: ServiceLink, 4000 Industrial Blvd., Aliquippa, PA 15001

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and sufficiency which is hereby acknowledged by RENE H. LOPEZ, married, hereinafter referred to as "Grantor", does hereby demise, convey and forever quitclaim, unto RENE H. LOPEZ and CINDY L. DOMINICUS, husband and wife, as tenants by the entirety with rights of survivorship, hereinafter referred to as "Grantee", whose mailing address is 670 Huntington Parkway, Smyrna, TN 37211, the following lands and property together with all improvements located thereon, in the County of Davidson, State of Tennessee:

All that parcel of land in the City of Smyrna, Davidson County, State of Tennessee, as described in Deed Inst # 20070827-0102171, ID# 161-06-65, being known and designated as:

Lot No. 54 on the Plan of Huntington Park, Section 1, of record in Book 4175, Page 10, in the Register's Office of Davidson County, to which reference is hereby made for a more complete description.

Prepared by Deeds on Demand, PC
5029 Corporate Woods Drive, Suite 225-A, Virginia Beach, VA 23462. 757-321-6936.
The attorney(ies) who prepared this instrument has/have not performed a title examination of the subject property and therefore makes no opinion or warranty as to the quality of title. The parties to this instrument agree they have reviewed, understand and accept its terms, acknowledge that they have read, understand and agree with the terms of the Deeds on Demand Invoice, Client Disclosure and Agreement (see www.deedsondemandusa/agreement), and that the attorney/client relationship between the client(s) ordering and paying for the instrument and attorney(ies) preparing this instrument is strictly limited to the instrument's preparation. **Order # 17750**

BEING the same property conveyed to Grantor herein by Deed recorded at Instrument No. 20070827-0102171 in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

WITNESS the following signature and seal:

_____ (seal)
RENE H. LOPEZ

STATE OF TENNESSEE
COUNTY OF RUTHERFORD to-wit:

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that RENE H. LOPEZ has acknowledged the same before me in the County and State aforesaid, on this 11TH day of JANUARY, 2013.

_____
Notary Public
My Commission expires: 11·19·2013

JOSEPH BUTLER TOUCHTON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Prepared by Deeds on Demand, PC
5029 Corporate Woods Drive, Suite 225-A, Virginia Beach, VA 23462. 757-321-6936.
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Valuation Affidavit

We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant

Subscribed and sworn to before me this 11TH day of JANUARY, 2013

Notary Public
Commission expires: 11.19.2013

JOSEPH BUTLER TOUCHTON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Grantor(s) Name, Address
RENE H. LOPEZ
670 Huntington Parkway
Smyrna, TN 37211

Send tax statements to:
Grantee(s) Name, Address
RENE H. LOPEZ and CINDY L. DOMINICUS
670 Huntington Parkway
Smyrna, TN 37211

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LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF **DAVIDSON**, STATE OF **TENNESSEE** AND IS DESCRIBED AS FOLLOWS:

ALL THAT PARCEL OF LAND IN CITY OF SMYRNA, DAVIDSON COUNTY, STATE OF TENNESSEE, AS DESCRIBED IN DEED INST # 20070827-0102171, ID# 161-06-65, BEING KNOWN AND DESIGNATED AS:

LOT NO. 54 ON THE PLAN OF HUNTINGTON PARK, SECTION 1, OF RECORD IN BOOK 4175, PAGE 10, SAID REGISTER'S OFFICE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

MORE COMMONLY KNOWN AS 670 HUNTINGTON PRKWAY, SMYRNA, TN 37211

RENE H. LOPEZ, A MARRIED MAN BY FEE SIMPLE DEED FROM TIM BINKLEY AND JAYNE BINKLEY, HUSBAND AND WIFE AS SET FORTH IN INST # 20070827-0102171 DATED 08/22/2007 AND RECORDED 08/27/2007, DAVIDSON COUNTY RECORDS, STATE OF TENNESSEE.

True Copy Certification

I, Kara Crees, 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 orginal document executed and authenticated according to law.

Kara Crees
Signature

State of PA

County of Beaver

Personally appeared before me, Melanie Miller, a notary public for this county and state, Kara Crees who acknowledge that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

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

My Commission Expires: 4-27-2014
Notary' Seal (if on Paper)