Davidson County DEEDQC	
Recvd: 04/10/13 10:31	6 pgs
Fees:33.00 Taxes:305.67	
20130410-0035430	

This instrument prepared by:

_____

6 Campus Circle, Bldg 6 Floor 3
Westlake, Texas 76262
(877)286-6993

File No.: **7801372n**

QUIT CLAIM DEED

460733993

THIS INDENTURE, made and entered into as of the 23rd Day of March 2013, by and between **CLARO DE JESUS ANTUNEZ-RIBOT A MARRIED MAN WHO ACQUIRED TITLE AS CLARO DE JESUS ANTUNEZ AND ANA LILIA URESTI, BOTH UNMARRIED**, party of the first part, and **CLARO DE JESUS ANTUNEZ-RIBOT AND ANA LEON, HUSBAND AND WIFE**, 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 June 27, 2001 Deed of record in:
Book _____, Page No. _____ or Instrument No.: 20010628000688 in said Registor's office.

The property is improved with an address of: **121 SHANNON AVE, 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.

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

Claro De Jesus Antunez-Ribot

CLARO DE JESUS ANTUNEZ-RIBOT

STATE OF **Tennessee**

COUNTY OF **DAVIDSON**

Personally appeared before me, **CLARO DE JESUS ANTUNEZ-RIBOT** (name of notary public), Sabrina Jacal, 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 23rd day of March 2013.

My Commission Expires
January 06, 2014

Notary Public

My Commission Expires: _____

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 $82,614.00.

Claro De Jesus Antunez-Ribot

Affiant

Subscribed and sworn to before me this the 03-23-2013.

My Commission Expires
January 06, 2014

Notary Public

My Commission Expires: _____

SABRINA JACAL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Ana Lilia Uresti

ANA LILIA URESTI

STATE OF **Tennessee**

COUNTY OF **DAVIDSON**

Personally appeared before me, Sabrina Jacal (name of notary public), **ANA LILIA URESTI**, 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 03-22-2013.

My Commission Expires

Notary Public

My Commission Expires: January 06, 2014

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 $ 82,614.00.

Ana Lilia Uresti

Affiant

Subscribed and sworn to before me this the 03-22-2013.

My Commission Expires

Notary Public

My Commission Expires: January 06, 2014

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

TAX PARCEL NO.:
043010229

NAME AND ADDRESS OF A PROPERTY OWNER:
CLARO DE JESUS ANTUNEZ-RIBOT AND ANA LEON
121 SHANNON AVE
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. 2 ON THE PLAN OF SHANNON PLACE SUBDIVISION, SECTION 1, AS OF RECORD IN PLAT BOOK 11190, PAGE 55, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

Commonly known as: 121 SHANNON AVE, MADISON, TN 37115

APN #: 043 01 0 229.00

ANTUNEZ-RIBOT
46733993 TN
FIRST AMERICAN ELS
QUIT CLAIM DEED
5

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

