QUIT CLAIM DEED

Davidson County DEEDQC
Recvd: 04/25/13 14:12 5 pgs
Fees:27.00 Taxes:0.00
20130425-0041310

Return to:
RELS SETTLEMENT SERVICES
1 CORELOGIC DRIVE, BLDG 6 4TH FLOOR
WESTLAKE TX 76262
FILE NO. 0354495137

STATE OF Tennessee
COUNTY OF Davidson
I/WE HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $_____

Sandra Yanira Ruiz Ochoa - Henry M. Erazo
Affiant

SUBSCRIBED AND SWORN TO ME, THIS THE 9 DAY OF April 2013

TONYA GREER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

MY COMMISON EXPIRES: 11-19-13

THIS INSTRUMENT WAS PREPARED BY
Christopher Alvarez – Change of Title, Inc., 160 S. Old Springs Rd Suite 260, Anaheim Hills, Ca 92808

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
SANDRA Y. RUIZ OCHOA	SAME	**149-09-0-056-00**
4663 DOWDY DRIVE ANTIOCH, TN 37013		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, SANDRA Y. RUIZ OCHOA, A SINGLE PERSON AND HENRY M. ERAZO, A SINGLE PERSON, HEREINAFTER CALLED THE GRANTOR, DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO SANDRA Y. RUIZ OCHOA, A SINGLE PERSON, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS ALL THE RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OF PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 63 ON THE PLAN OF HAZELWOOD, SECTION 10, OF RECORD IN BOOK 3842, PAGE 232, REGISTER'S OFFICE OF SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTOPN.

Being the same premises conveyed to Grantor by Deed dated **08/17/2006**, and recorded **09/19/2006**, as Instrument No. **20060919-0115869**, in the Davidson County records, State of Tennessee.

Property known as, 4663 DOWDY DRIVE, ANTIOCH, TN 37013

Wherever 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 my hand this 9 day of April, 2013

SANDRA Y. RUIZ OCHOA

BY: Sandra Y Ruiz Ochoa. _____

IT'S: _____ _____

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Tonya Greer, of the state and county mentioned, personally appeared Sandra Y. Ruiz Ochoa, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be president (or other officer authorized to execute the instrument) of **SANDRA Y. RUIZ OCHOA**, the within named bargainer, a corporation, and that such president or officer as such _____, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as _____.

Witness my hand and official seal this 9 day of April, 2013

Notary Public: Tonya Greer
Printed Name: Tonya Greer
My Commission Expires: 11-19-13

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Witness my hand this 9 day of April, 2013

HENRY M. ERAZO

BY: Henry M. Erazo

IT'S: _____

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Tonya Greer of the state and county mentioned, personally appeared Henry M. Erazo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be president (or other officer authorized to execute the instrument) of **HENRY M. ERAZO**, the within named bargainer, a corporation, and that such president or officer as such _____, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as _____.

Witness my hand and official seal this 9 day of April, 2013

TONYA GREER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public
Printed Name: Tonya Greer
My Commission Expires: 1/19/13

File No.: 198110046813

EXHIBIT "A"

The following described real property located in County of Davidson, State of Tennessee; being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of Hazelwood, Section 10, of record in Book 3842, Page 232, Register's Office of said County, to which reference is made for a more complete descriptopn.

Being the same property conveyed to Sandra Y. Ruiz Ochoa and husband Henry M. Erazo by deed from Frank L. Drinkwine and Donna B. Drinkwine, dated 8/17/2006, recorded 9/19/2006, as Instrument No. 20060919-0115869, in the public records of Davidson County, Tennessee.

Property Address: 4663 Dowdy Drive, Antioch, TN 37013

APN: 149-09-0-056-00

True Copy Certification

I, Yolanda Henley, 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.

Yolanda Henley Signature

State of Texas

County of Tarrant

Personally appeared before me, Lonya Haynes, a notary public for this county and state, Yolanda Henley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature Lonya Haynes

My Commission Expires: 11/3/2015

Notary' Seal (if on paper)

LONYA HAYNES
Notary Public, State of Texas
My Commission Expires
November 03, 2015