BILL GARRETT, Davidson County
Trans:T20130072207 DEEDQC
Recvd: 08/21/13 10:48 4 pgs
Fees:22.00 Taxes:0.00
20130821-0088086

This Instrument Prepared by:
ANGELA LAFFERTY
1304 JOUST COURT
ANTIOCH, TN 37013

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 16th day of August , 2013 , by the Grantor(s),
Maria Judith Santiago Morales, 1137 Calle Olivia Paoli, Urb. Country Club San Juan, Puerto Rico 00924-2417

to the Grantee(s),
Phillip Pena-Santiago, an unmarried man and Angela Lafferty, an unmarried woman, hereinafter called the grantee(s), THEIR heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee

WITNESSETH, That the said Grantor, for
$0.00, zero dollars and zero cents,

the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto in Davidson County,
State of Tennessee, legally described as:

Being Lot No. 323 on the Plan of FOREST VIEW PARK, Section X, as of record in Plat Book 7900, Page 356, Register's Office for Davidson County,Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Phillip Pena-Santiago, Angela Lafferty, Maria Judith Santiago-Morales and husband Jose Ramon by deed dated 8-7-2008 from Sherry Prosser and husband Marc Prosser of record in Instrument No. 200808140083629, Register's Office for said County.

Restrictive Covenants of record in Deed Book 7075, Page 790, Deed Book 8550, Page 755, Register's Office of said County.

This conveyance is subject to any and all existing easements and restrictions of record.

Commonly known as: 1304 Joust Ct. Antioch, TN 37013
Parcel Identification: 150090A177000CO

IN WITNESS WHEREOF, The said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Signature _____
Print Name: MARIA Judith Santiago Morales
Capacity: _____

Signature _____
Print Name: _____
Capacity: _____

Signature _____
Print Name: _____
Capacity: _____

Signature _____
Print Name: _____
Capacity: _____

Signature _____
Print Name _____
Capacity _____

Signature _____
Print Name _____
Capacity _____

When recorded mail this deed To:

STATE OF Puerto Rico }
COUNTY OF San Juan }

On 19 August 2013 before me, Maria J. Santiago Morales personally appeared _____,

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(Notary Public) Signature _____ Federico E. Albandoz Beiancourt

My commission expires Virtually

AFFIDAVIT 8691

[Seal] FEDERICO E. ALBANDOZ BEIANCOURT LEX PUERTO RICO Abogado - Notario

RECIBO

CASH
LCDO. FEDERICO ALBA

3397
09/13/2013
$5.00
$5 Sello Asistencia Legal
51906-2013-0813-45679268

ALBANDOZ BETANCOURT
LEX
PUERTO RICO
Abogado - Notario

Oath of Consideration

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

_____
Affiant 1

_____
Affiant 2

_____
Affiant 3

_____
Affiant 4

STATE OF TENNESSEE }
COUNTY OF _____ }

Subscribed and sworn before me this the _____ day of _____, 20___.

_____
Notary Public

My commission expires: _____

The following information is not a part of this Deed

Property Address:
1304 Joust Court Antioch, TN 37013

Owner's Name and Address
Phillip Pena-Santiago & Angela Lafferty
1304 Joust Court
Antioch, TN 37013

Parcel Number:
150090A17700CO
Mail Tax Bills to:
SAME

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Angela Lafferty Affiant
Subscribed and sworn before me this the
21 Day of August, 2013.
Brandi Weeks, Deputy Register