Davidson County DEEDQC
Recvd: 09/19/13 09:55 4 pgs
Fees:22.00 Taxes:0.00
20130919-0098624

Name and Address of New Owner
Charmaine D. Benitez

1345 Bell Road 203
Antioch, TN 37013

Prepared By: Jackie Allen
On Time Settlement Services
2000 Cliff Mine Road
Park West Two, Suite 210
Pittsburgh, PA 15275
2013080076

Send Tax Notice To:
Charmaine D. Benitez
1345 Bell Road 203
Antioch, TN 37013

Map: 162120B03500CO

QUIT CLAIM DEED

I/We, Charmaine D. Bugarin nka Charmaine D. Benitez, of Davidson County, Tennessee for consideration of ONE DOLLAR AND 00/100 ---------($1.00),cash in hand paid, and other goods and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I/we, Charmaine D. Burgarin nka Charmaine D. Benitez, does hereby transfer, convey and quit claim to Charmaine D. Benitez, a married woman, their heirs and assigns, forever, all our rights, title, claim and interest in and to that certain parcel of real estate situate and located in Davidson County Tennessee, and being more particularly described as follows, to wit:

SEE ATTACHED EXHIBIT "A"

Being the same property conveyed to Charmaine D. Bugarin, by Deed dated December 30, 2002 and recorded January 9, 2003 in Deed Book 20030109-0004019, Davidson County Records.

The purpose of this conveyance is to change grantors last name and is therefore exempt from realty transfer taxes.

WITNESS the hand and seal of the said Grantor this 13 day of September, 2013

Charmaine D. Bugarin 9/13/13
WITNESS Charmaine D. Bugarin (SEAL)

Charmaine D. Benitez 9/13/13
WITNESS **Charmaine D. Benitez** (SEAL)

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 13 day of Sept, A.D. 2013 before me, a Notary Public, the undersigned officer, personally Charmaine D. Bugarin nka Charmaine D. Benitez, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

MARIE MILSTEIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Comm. Expires June 21, 2016

My commission expires: 06-21-2016
Marie Milstein
NOTARY PUBLIC

I hereby swear or affirm that the actual consideration for this transfer is none.

Charmaine D. Benitez CDB 9/13/13 9/13/13
Charmaine D. Benitez

Sworn to and subscribed before me this the 13 day of September, 2013

Marie Milstein
Notary Public

My Commission Expires: 06-21-2016

MARIE MILSTEIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Comm. Expires June 21, 2016

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Building 23-C on the plan of Villas at Belle Parke, Phase 1, a horizontal property regime, of record in Instrument No. 20020913-0111601 and Master Deed of record in Instrument No. 20020911-0110959, Register's Office for Davidson County, Tennessee, to which is hereby referenced for a more complete and accurate legal description.

Subject to all matters in Instrument No. 20020913-0111601, Register's Office for Davidson County, Tennessee.

Subject to Restrictive covenants and declaration of covenants, conditions and restrictions of record in Instrument No. 20020911-0110959, Davidson County Records.

Subject to Easement for construction and maintenance of drainage facility of record in Book 7838, Page 934, Register's Office for Davidson County, Tennessee.

Subject to a Declaration of drainage Easement in Instrument No. 20020322-0035169, Register's Office for Davidson County, Tennessee.

Subject to Landscape Buffer Easement of record in Instrument No. 20011217-0138710, Register's Office for Davidson County, Tennessee.

Parcel ID No.: 162120B03500CO

Being the same property conveyed to Charmaine D. Bugarin, unmarried by a deed from NVR, Inc., a Virginia Corporation, trading as Fox Ridge Homes, dated December 30, 2002 and recorded January 9, 2003 in Instrument Number 20030109-0004019, Davidson County Records.

True Copy Certification

I, Cynthia L. Shimek, 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.

Cynthia L Shimek
Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me. James R. Wiesner., a notary public for this county and state, Cynthia L. Shimek who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
James R. Wiesner, Notary Public
Findlay Twp., Allegheny County
My Commission Expires Sept. 29, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

James R. Wiesner
Notary's Signature

My Commission Expires: 9/29/17
Notary' Seal (if on paper)

Record & Return To:
On Time Settlement Services
2000 Cliff Mine Road
Park West Two, Suite 210
Pittsburgh, PA 15275
412-788-5212