Davidson County DEEDQC
Recvd: 10/29/13 10:34 4 pgs
Fees:22.00 Taxes:0.00
20131029-0112205

This Instrument Prepared By:
Express Legal Dox, LLC
c/o Antonio G. Martin, Esq.
5525 110th Ave. North, Suite L208
Pinellas Park, Florida 33782

CORRECTIVE QUIT CLAIM DEED

Exempt pursuant to TCA 67-4-409(a)(4)

"This deed is being executed to correct the last name of a vested party, as shown in error on deed dated 6/22/2004, and recorded on 6/30/2004 as Instrument # 20040630-0077772, Davidson County Records."

~~**Return To:**~~
LSI Local Solutions
700 Cherrington Parkway
Coraopolis, PA 15108

Mail Tax Statements To:
Rulfi Dominguez &
Maritza M. Dominguez
541 Drake Avenue
Nashville, TN 37221

Property Tax ID#: 133-01-0-340-00
Ref.#: 17281632

For and in consideration of ONE and 00/100 ($1.00) DOLLARS, and other good and valuable consideration, receipt of which is hereby acknowledged, RULFI DOMINGUEZ and wife, MARITZA M. DOMINGUEZ (who erroneously acquired title as Maritza M. Dominquez), as Grantors, does hereby quitclaim and convey unto RULFI DOMINGUEZ and wife, MARITZA M. DOMINGUEZ, their heirs and assigns forever, and to the survivor of them, as Grantees, all right, title and interest that they may have in and to the following described real property located in Davidson County, Tennessee, and described as follows:

SEE COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Property Address: 541 Drake Avenue, Nashville, TN 37221

Being the same parcel conveyed to Rulfi Dominguez and Maritza M. Dominquez from Jimmy R. Kenaum and Alice F. Kenaum, by virtue of a Deed dated 06/22/2004, recorded 06/30/2004, as Instrument No. 20040630-0077772, County of Davidson, State of Tennessee.

Recording requested by: LSI
When recorded return to :
Custom Recording Solutions
5 Peters Canyon Road Ste. 200
Irvine, CA 92606 E 17281632
800-756-3524 Ext. 5011

Witness my hand this the 17 day of October, 2013.

RULFI DOMINGUEZ

Maritza M. Dominguez
MARITZA M. DOMINGUEZ

STATE OF Tennessee }
COUNTY OF Davidson }

JAMES T. SCHOLTEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires March 3, 2014

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named RULFI DOMINGUEZ and MARITZA M. DOMINGUEZ, the Grantors, with whom I am personally acquainted (or who have proved to me on the basis of satisfactory evidence), and who have acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 17 day of October, 2013.

Notary Public
My Commission expires: 3-3-2014

I, or we, hereby swear or affirm that there was no consideration for this transfer and that there is no transfer tax due under TCA 67-4-409(a)(4).

Affiant

JAMES T. SCHOLTEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires March 3, 2014

STATE OF Tennessee }
COUNTY OF Davidson }

Subscribed and sworn before me this the 17 day of October, 2013.

Notary Public
My Commission expires: 3-3-2014

Name and Address of Property Owner:
Rulfi Dominguez & Maritza M. Dominguez
541 Drake Avenue
Nashville, TN 37211

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Rulfi Dominguez & Maritza M. Dominguez
541 Drake Avenue
Nashville, TN 37211

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

Loan # : 292939767

Exhibit A

LEGAL DESCRIPTION

The following described property:

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

Land in Davidson County, Tennessee and being Lot No. 2-A on the Plan of Zone Lot Division of Lots 1, 2, 3, & 4 of the result of Lots 39 and 40 H. G. McNabb's Subdivision as of Record in Book 6250, Page 46, Register's Office for said County, to which Plan reference is hereby made and the same incorporated herein for a more complete description of said Lot.

Being the same parcel conveyed to Rulfi Dominguez and Maritza M. Dominquez from Jimmy R. Kenaum and Alice F. Kenaum, by virtue of a Deed dated 06/22/2004, recorded 06/30/2004, as Instrument No. 20040630-0077772, County of Davidson, State of Tennessee.

Assessor's Parcel No: 133-01-0-340-00

True Copy Certification

I, TRISH NGOC NGUYEN, do hereby make an 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
TRISH NGOC NGUYEN

State of California

County of Orange

Subscribed and sworn to (or affirmed) before me on this 30th day of September, 2013 by TRISH NGOC NGUYEN proved to me on the basis of satisfactory evidence to be the person who appeared before me.

E. BRINAGH
COMM. # 2033537
NOTARY PUBLIC-CALIFORNIA
ORANGE COUNTY
MY COMM. EXP. JULY 27, 2017

Notary's Signature
E. Brinagh

My Commission Expires July 27, 2017