THIS INSTRUMENT PREPARED BY:
Nikita George
Curphey & Badger Law
28100 US Highway 19 North, Suite 300
Clearwater, Florida 33761

Davidson County DEEDQC
Recvd: 11/06/13 08:16 4 pgs
Fees:22.00 Taxes:0.00
20131106-0114919

QUIT CLAIM DEED

New Owner(s) Address and mail tax statements to:
Jose Santiago
703 South 16th Street
Nashville, TN 37206

Property Tax ID#: 94-1/447.00
File #: FNTGI-100232024-44968

For and in consideration of ZERO and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, JOSE SANTIAGO, a married man, who acquired title as unmarried, as Grantor, and JOSE SANTIAGO, a married man, whose address is 703 South 16th Street, Nashville, TN 37206, as Grantees, hereby convey all right, title and interest that we may have in and to the following described real property located in Davidson County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Parcel ID: 94-1/447.00
Commonly known as: 703 South 16th Street, Nashville, TN 37206

Prior Deed recorded 05/21/2007, in Instrument No.200705210060294; Davidson County Court Clerk's Office.

Witness my hand this the 21 day of October, 2013.

JOSE SANTIAGO

STATE OF TN. }

COUNTY OF Davidson }

EDDIE N. MORTHEL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, JOSE SANTIAGO, the Grantor, with whom I am personally acquainted (or who has proven to me on the basis of satisfactory evidence), and who has acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 21 day of October, 2013.

Eddie N. Morthel
Notary Public
My Commission expires: 9-28-2016

EDDIE N. MORTHEL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

I hereby swear or affirm that to the best of my knowledge, information and belief that actual consideration for the transfer is $ Ø.

JOSE SANTIAGO

~~SHELLYMAR RODRIGUEZ-ROSARIO~~

Subscribed and sworn to before me this the 21 day of October, 2013.

Eddie N. Morthel
Notary
My Commission expires: 9-28-2016

EDDIE N. MORTHEL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Name and Address of Property Owner:
Jose Santiago
703 S. 16th St.
Nashville TN 37206

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Jose Santiago
703 S. 16th St.
Nashville TN 37206

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 Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF Tennessee, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 159, SHELBY VILLAGE NO, 3, OF RECORD IN BOOK 2083, PAGE 6, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to **JOSE SANTIAGO, UNMARRIED** by deed recorded on **May 21, 2007** in **Instrument: 200705210060294.**

Parcel ID: 94-1/447.00

Commonly known as 703 South 16th Street, Nashville, TN 37206
However, by showing this address no additional coverage is provided

True Copy Certification

I, Joseph Luis Prado, Jr., 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

Printed Name: Joseph Luis Prado, Jr.,

State of California

County of Riverside

Personally appeared before me, Brenda Fierro a notary public for this county and state, Joseph Luis Prado, Jr., 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: October 8, 2013

Notary' Seal:

BRENDA FIERRO
COMM. # 1867524
NOTARY PUBLIC-CALIFORNIA
RIVERSIDE COUNTY
MY COMM. EXP. OCT. 8, 2013

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