This instrument prepared by:
First American Title Insurance Company
Mortgage Services Division-NTP
1591 Galbraith Ave, Suite 200
Grand Rapids, Michigan 49546
(800)540-7064

Davidson County	DEEDQC
Recvd: 11/14/13 10:56	5 pgs
Fees:27.00 Taxes:0.00	
20131114-0117653	

File No.: **8133502n**

QUIT CLAIM DEED

THIS INDENTURE, made and entered into as of the 11/06/13, by and between **SUSHIL N. PATEL, MARRIED**, party of the first part, and **SUSHIL N. PATEL AND MARIXA SUSHIL PATEL HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON**, party of the second part.

WITNESSETH: That for and in consideration of Zero Dollars ($0.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the party of the first part does hereby bargain, sell, release, remise, quit claim and convey unto the party of the second part, the following described real estate, situated in the City of **Antioch**, County of **DAVIDSON**, State of Tennessee and being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

Being all of that certain property conveyed to SUSHIL N. PATEL, MARRIED from JAMES RUIZ AND WIFE, DENISE RUIZ, by deed dated March 01, 2007 and recorded March 06, 2007, as INSTRUMENT NO. 20070306-0027607 of official records.

X The property is improved with an address of: **5709 Sonoma Trace, Antioch, Tennessee 37013**

The property is unimproved.

IN WITNESS WHEREOF, the party of the first part has executed this instrument as of the day and year first above written.

SUSHIL N. PATEL

STATE OF **Tennessee**

COUNTY OF Davidson

Personally appeared before me, Amy Stathos Donnell (name of notary public), **SUSHIL N. PATEL, MARRIED**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand at office, this 11/06/13.

Notary Public

My Commission Expires: 12/06/16

Ann Stathos Donnell State of Tennessee Notary Public Davidson County

STATE OF **Tennessee**

COUNTY OF Davidson

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $**0.00** .

Affiant

Subscribed and sworn to before me this the 11/06/13.

Notary Public

My Commission Expires: 12/06/16

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

TAX PARCEL NO.:
173 04 0A 319.00

NAME AND ADDRESS OF A PROPERTY OWNER:
SUSHIL N. PATEL AND MARIXA SUSHIL PATEL
5709 Sonoma Trace
Antioch, TN 37013

NAME AND ADDRESS OF THE PERSON OR ENTITY
RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES
FREEDOM MORTGAGE CORPORATION
907 Pleasant Valley Ave #3
Mount Laurel, NJ 08054

EXHIBIT 'A'

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 290 ON THE PLAN OF OAK HIGHLANDS, SECTION FOUR, A PLANNED UNIT DEVELOPMENT, OF RECORD IN INSTRUMENT NO. 20040128-0010661, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

Being all of that certain property conveyed to SUSHIL N. PATEL, MARRIED from JAMES RUIZ AND WIFE, DENISE RUIZ, by deed dated March 01, 2007 and recorded March 06, 2007, as INSTRUMENT NO. 20070306-0027607 of official records.

Commonly known as: 5709 Sonoma Trce, Antioch, TN 37013

APN #: 173 04 0A 319.00

PATEL
47819571
FIRST AMERICAN ELS
QUIT CLAIM DEED

TN

WHEN RECORDED, RETURN TO:
FIRST AMERICAN TITLE INSURANCE CO.
1100 SUPERIOR AVENUE, SUITE 200
CLEVELAND, OHIO 44114
NATIONAL RECORDING

True Copy Certification

I, Lakeisha Arnold, 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 LaKisha Arnold

State of Ohio

Count of Cuyahoga

Personally appeared before me, Tiffany E. Washington, notary public for this county and state, Lakeisha Arnold 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: Dec. 16, 2016

Notary Seal



