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

Davidson County DEEDQC
Recvd: 04/01/14 11:02 5 pgs
Fees:27.00 Taxes:0.00
20140401-0026794

QUIT CLAIM DEED

New Owner(s) Address and mail tax statements to:
Isaac Ocana
316 Chesterfield Circle
Madison, TN 37115

Property Tax ID#: 05313008400
File #: 17971320

Recording Requested by and When Recorded Return To :
Custom Recording Solutions
3220 El Camino Real
Irvine, CA 92602 17971320
800-756-3524 Ext. 5011

For and in consideration of ZERO and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, ISAAC OCANA, an unmarried man and GLORIA JEANETTE OCANA, an unmarried woman, who both acquired title as husband and wife, as Grantors, and ISAAC OCANA, an unmarried man, as Grantee, 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:

PROPERTY LOCATED IN THE CITY OF MADISON, COUNTY OF DAVIDSON, STATE OF TENNESSEE

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO.17 ON THE PLAN OF KIMBOLTON SUBDIVISION, PHASE I, OF RECORD IN PLAT BOOK 6900, PAGE 276, 277, AND 278, AMENDED IN BOOK 7577, PAGE 553, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO.17 FRONTS A TOTAL OF 75.30 FEET ON THE NORTHWESTERLY SIDE OF CHESTERFIELD CIRCLE AND RUNS BACK 156.46 FEET ON THE NORTHERLY LOT LINE AND 154.90 FEET ON THE SOUTHERLY LOT LINE TO A LINE IN THE REAR WHICH MEASURES 122.64 FEET THEREON.

BEING THE SAME PARCEL CONVEYED TO ISAAC OCANA AND GLORIA JEANETTE OCANA FROM JAMES KEVIN HENDERSON AND SHANA A. HENDERSON, BY VIRTUE OF A DEED DATED 12/21/2006, RECORDED 01/10/2007, IN DEED AS INSTRUMENT NO.20070110-0004334, COUNTY OF DAVIDSON, STATE OF TENNESSEE

Assessor's Parcel No: 05313008400
Commonly known as 316 Chesterfield Circle, Madison, TN 37115

Prior Deed recorded 01/10/2007, in Instrument No.20070110-0004334; Davidson County Court Clerk's Office.

Witness my hand this the 22nd day of March, 2014.

ISAAC OCANA

STATE OF Tennessee }

COUNTY OF Davidson }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, ISAAC OCANA, the Grantor, with whom I am personally acquainted (or who have 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 22nd day of March, 2014.

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public
My Commission expires:

MY COMMISSION EXPIRES
MARCH 1, 2016

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

ISAAC OCANA

Subscribed and sworn to before me this the 22nd day of March, 2014.

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary
My Commission expires:

MY COMMISSION EXPIRES
MARCH 1, 2016

Witness my hand this the 22 day of March, 2014.

Gloria Jeanette Ocana
GLORIA JEANETTE OCANA

STATE OF Tennessee }

COUNTY OF Davidson }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, GLORIA JEANETTE OCANA, 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.

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Witness my hand and official seal this the 22nd day of March, 2014.

Notary Public
My Commission expires: MY COMMISSION EXPIRES MARCH 1, 2016

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

Gloria Jeanette Ocana
GLORIA JEANETTE OCANA

Subscribed and sworn to before me this the 22nd day of March, 2014.

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary
My Commission expires: MY COMMISSION EXPIRES MARCH 1, 2016

Name and Address of Property Owner:
Isaac Ocana
316 Chesterfield Circle
Madison, TN 37115

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:

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

I Gloria Jeanette Ocana grant the property located at 316 Chesterfield Circle, Madison TN 37115 (parcel number: 05313008400) to Isaac Ocana, and there is no marital lien due.

GJO

Dated: 03-22-14

Gloria Jeannette Ocana

Gloria Jeannette Ocana

State of Tennessee
County of Davidson } ss. Date of Acknowledgement March 22, 2014

Acknowledgement of Gloria Jeannette Ocana

This instrument was acknowledged before me this date by the persons above-subscribed and if subscribed in a representative capacity, then for the principal named and in the capacity indicated.

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public

My Commission Expires: MY COMMISSION EXPIRES MARCH 1, 2016

State of
County of } ss. Date of Acknowledgement

Acknowledgement of

This instrument was acknowledged before me this date by the persons above-subscribed and if subscribed in a representative capacity, then for the principal named and in the capacity indicated.

Notary Public

My Commission Expires:

True Copy Certification

I, Ronilda Miranda, 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
Ronilda Miranda

State of California

County of Orange

On 3/31/2014 personally appeared before me, Sadia Dadabhoy, a notary public for this county and state, Ronilda Miranda who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
Sadia Dadabhoy

My Commission Expires 07/09/2015

Notary's Seal (if on paper)

SADIA DADABHOY
Commission # 1943578
Notary Public - California
Orange County
My Comm. Expires Jul 9, 2015