Davidson County DEEDQC
Recvd: 06/04/14 14:48 4 pgs
Fees:22.00 Taxes:0.00
20140604-0048569

This instrument prepared by Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525), 1971 West Fifth Avenue, Suite 4, Columbus, Ohio 43212

Order #: 8265341N

8265341

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Osman R. Manzanares, married to Tiffany J. Manzanares,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantor(s), **Osman R. Manzanares and Tiffany J. Manzanares, Husband and Wife,** as Tenants by the Entirety, whose address is 6408 Thunderbird Dr., Nashville, Tennessee 37209, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

Land in Davidson County, Tennessee, being Lot No. 537 on the plan of Charlotte Park, Section 8, of record in Book 2900, Pages 45 and 46, Register's Office for said county.

Said Lot No. 537 fronts 77 feet on the Northerly margin of Thunderbird Drive and extends back 158.3 feet on the Westerly line and 167.7 feet on the Easterly line in the rear measuring 50.1 feet thereon.

Be the same more or less, but subject to all legal highways.

Subject to easements and restrictions of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 09016024300
Street address of property: 6408 Thunderbird Dr., Nashville, Tennessee 37209
Prior Instrument Reference by which Grantor(s) acquired title: Document No. 20080910-0092752 in the Recorder's Office, Davidson County, Tennessee.
Mail Tax Statements to: Osman R. Manzanares and Tiffany J. Manzanares, 6408 Thunderbird Dr., Nashville, Tennessee 37209

(REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK)

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

MANZANARES
48669936 TN
FIRST AMERICAN ELS
QUIT CLAIM DEED

Signed this 19th day of May, 2014.

Signatures of Grantor(s):

Osman R. Manzanares

STATE OF TENNESSEE, COUNTY OF Davidson SS:

BE IT REMEMBERED That on this 19th day of May, 2014 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Osman R. Manzanares, , known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal and the day and year last aforesaid.

Candice Graham
Notary Public

CANDICE GRAHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

November 6, 2017

Property Address: 6408 Thunderbird Dr., Nashville, Tennessee 37209
Tax Parcel: 09016024300

Oath of Consideration

I, Osman R. Manzanares, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is Ten Dollars ($10.00).

Signed this 19th day of May, 2014.

Signatures of Affiant(s):

Osman R. Manzanares

Sworn and subscribed before me this 19th day of May, 2014

Notary Public

CANDICE GRAHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

November 6, 2017

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True Copy Certification

I, Alison Smith, 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 _____

State of Ohio

Count of Cuyahoga

Personally appeared before me, Tiffany E. Washington, notary public for this county and state, Alison Smith 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

