Davidson County DEEDQC
Recvd: 09/16/14 14:27 6 pgs
Fees:32.00 Taxes:0.00
20140916-0084903

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
2409 Main Street, (South) Ashland, Kentucky 41101
Deeds on Demand, PC, 5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462

Return to: Via Solutions, LP, 400 Corporation Drive, Aliquippa, PA 15001

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Bethsaida Yahira Olivera	Bethsaida Yahira Olivera	150-10-0-075-00
3428 Township Road	3428 Township Rd.	
Antioch, TN 37013	Antioch, TN 37013	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged BETHSAIDA YAHIRA OLIVERA, single, and LEDA M. ZELAYA, married, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto BETHSAIDA YAHIRA OLIVERA, single, in fee simple, hereinafter referred to as "Grantee", whose mailing address is: 3428 Township Road, Antioch, TN 37013, her heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, and being more particularly described as follows, to wit:

All that parcel of land in Davidson County, State of Tennessee, as more fully described in Deed Doc # 20070329-0037660, ID# 150-10-0-075-00, being known and designated as being all of Lot 273, as shown on the Plan of Section Three Towne Village of the County, of record in Book 5200, Page 268 and 269 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Tax ID: 150-10-0-075-00

Prepared by Deeds on Demand, PC
5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462. 757-321-6936.
The attorney(ies) who prepared this instrument has/have not performed a title examination of the subject property and therefore makes no opinion or warranty as to the quality of title. The parties to this instrument agree they have reviewed, understand and accept its terms, acknowledge that they have read, understand and agree with the terms of the Deeds on Demand Invoice, Client Disclosure and Agreement (see www.deedsondemand.com/terms-of-service.aspx), and that the attorney/client relationship between the client(s) ordering and paying for the instrument and attorney(ies) preparing this instrument is strictly limited to the instrument's preparation. **Order # 35913**

By fee simple deed from Kelly L. Davidson, unmarried, as set forth in Doc # 20070329-0037660 dated 03/16/2007 and recorded 03/27/2007, in the Office of the Davidson County Register of Deeds, State of Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 3428 Township Road, Antioch, TN 37013.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 8th day of September, 20 14.

Bethsaida Yadira Olivera
BETHSAIDA YAHIRA OLIVERA

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that BETHSAIDA YAHIRA OLIVERA, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing her name(s), on this 8th day of September, 20 14.

Notary Public
My Commission expires: 3/21/17

ANDREA A. SHEPHERD
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

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5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462, 757-321-6936.
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Leda M Zelaya
LEDA M. ZELAYA

STATE OF ~~TENNESSEE~~ California
COUNTY OF Los Angeles

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that LEDA M. ZELAYA, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing her name(s), on this 5th day of September, 2014.

Roni Ozair-Hollander
Notary Public
My Commission expires: 2/18/2016

RONI OZAIR-HOLLANDER
Commission # 1969972
Notary Public - California
Los Angeles County
My Comm. Expires Feb 18, 2016

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 10.00.

Cari Sue Hazlett
Affiant/Grantee Cari Sue Hazlett

Subscribed and sworn to before me this 16TH day of SEPTEMBER, 2014.

A. K. Donnelly
Notary Public Adam K. Donnelly
My Commission expires: Sept. 28, 2024

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Adam K. Donnelly, Notary Public
Moon Twp., Allegheny County
My Commission Expires Sept. 28, 2014
Member, Pennsylvania Association of Notaries

Prepared by Deeds on Demand, PC
5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462. 757-321-6936.
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ACKNOWLEDGMENT

State of California
County of Los Angeles)

On September 5, 2014 before me Roni Ozair-Hollander, Notary Public
(insert name and title of the officer)

personally appeared Leda M. Zelaya,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

RONI OZAIR-HOLLANDER
Commission # 1969972
Notary Public - California
Los Angeles County
My Comm. Expires Feb 18, 2016

WITNESS my hand and official seal.

Signature Roni Ozair-Hollander (Seal)

LEGAL DESCRIPTION

EXHIBIT "A"

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

ALL THAT PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, AS MORE FULLY DESCRIBED IN DEED DOC # 20070329-0037660, ID# 150-10-0-075-00, BEING KNOWN AND DESIGNATED AS BEING ALL OF LOT 273, AS SHOWN ON THE PLAN OF SECTION THREE TOWNE VILLAGE OF THE COUNTRY, OF RECORD IN BOOK 5200 PAGE 268 AND 269 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BY FEE SIMPLE DEED FROM KELLY L. DAVIDSON, UNMARRIED AS SET FORTH IN DOC # 20070329-0037660 DATED 03/16/2007 AND RECORDED 03/27/2007, DAVIDSON COUNTY RECORDS, STATE OF TENNESSEE.

True Copy Certification

I, Cari S. Hazlett, 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.

Cari Sue Hazlett
Signature

State of Pennsylvania

County of Beaver

Personally appeared before me, Cari Sue Hazlett,
a notary public for this county and state, Adam K. Donnelly
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: Sept. 28, 2014

Notary Seal/Stamp

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Adam K. Donnelly, Notary Public
Moon Twp., Allegheny County
My Commission Expires Sept. 28, 2014
Member, Pennsylvania Association of Notaries