Davidson County DEEDQC
Recvd: 12/09/14 10:41 5 pgs
Fees:27.00 Taxes:0.00
20141209-0112590

THIS INSTRUMENT PREPARED BY:
Jennifer Soltz
Curphey & Badger PA
28100 US Highway 19 North, Suite 300
Clearwater, Florida 33761

QUIT CLAIM DEED

New Owner(s) Address and mail tax statements to:
Ana Margarita Ponce Reyes, Silverio Beltran Vargas and Rene Reyes
4033 Keeley Drive
Antioch, TN 37013

Property Tax ID#: 16202008500
Order #: L-21067

For and in consideration of Ten and 00/100 Dollars ($10.00) and NO other good or valuable consideration, We, ANA MARGARITA PONCE REYES and husband, SILVERIO BELTRAN VARGAS and RENE REYES, unmarried and MARIA HERRERA, unmarried, as Grantors, and ANA MARGARITA PONCE REYES and husband, SILVERIO BELTRAN VARGAS and RENE REYES, unmarried joint tenants with right of survivorship, as Grantees, hereby convey all rights, titles and interests 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: 16202008500

Commonly known as 4033 Keeley Drive, Antioch, TN 37013

Prior Deed recorded 06/14/2007, in DBV 20070614-0071684; Davisdon County Court Clerk's Office.

Witness our hands this the 6th day of November, 2014.

Ana Margarita Ponce Reyes
ANA MARGARITA PONCE REYES

Silverio Beltran Vargas. by Ana Margarita Ponce Reyes. Attorney in fact
SILVERIO BELTRAN VARGAS *

Rene Reyes
RENE REYES

Maria Herrera.
MARIA HERRERA

*BY ANA MARGARITA PONCE REYES ATTORNEY IN FACT BY POA RECORDED 9/29/09 in INST# 20090929-0090413, DAVIDSON COUNTY, TN

STATE OF TN }

COUNTY OF Davidson }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, by ANA MARGARITA PONCE REYES and SILVERIO BELTRAN VARGAS* and RENE REYES and MARIA HERRERA, the Grantors, 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. **BY ANA MARGARITA PONCE REYES AS ATTORNEY IN FACT

Witness my hand and official seal this the 6th day of November, 2014.

Steven W. Nordstrom
Notary Public
My Commission expires: 10/31/17



My Commission Expires
October 31, 2017

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

Ana Margarita Ponce Reyes.
ANA MARGARITA PONCE REYES

Silverio Beltran-Vargas. by Ana Margarita Ponce Reyes. Attorney in fact
SILVERIO BELTRAN VARGAS

René Reyes
RENE REYES

Maria Herrera.
MARIA HERRERA

STEVEN W. NORDSTROM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires
October 31, 2017

Subscribed and sworn to before me this the 6th day of November, 2014.

Steven W. Nordstrom
Notary
My Commission expires: 10/31/17

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

THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TOWIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 130 ON THE PLAN OF COLEWOOD ACRES, SECTION II, OF RECORD IN BOOK 3700, PAGE 135, REGISTER'S OFFICE FOR SAID COUNTY, AS FOLLOWS;

SAID LOT NO. 130 FRONTS 80 FEET ON THE WESTERLY SIDE. OF KEELEY DRIVE AND RUNS BACK 167 FEET ON THE SOUTHERLY LINE AND 179.7 FEET ON THE NORTHERLY LINE, TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 80.9 FEET.

BEING THE SAME PROPERTY CONVEYED TO ANA MARGARITA PONCE REYES AND HUSBAND, SILVERIO BELTRAN VARGAS AND RENE REYES, UNMARRIED, AND MARIA HERRERA, UNMARRIED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, BY DEED FROM PATRICIA KERRIGAN, UNMARRIED, DATED JUNE 11, 2007, OF RECORD AS INSTRUMENT NO.20070614-0071584, SAID REGISTER'S OFFICE.

ALSO KNOWN AS 4033 KEELEY DRIVE, ANTIOCH, TN 37013

PARCEL ID 16202008500

True Copy Certification

I, Christopher Howell, 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 Florida

County of Pinellas

Personally appeared before me, [Michael Harris], a notary public for this county and state, [Christopher Howell] 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: _____
Notary' Seal (if on paper)

MICHAEL HARRIS
Notary Public - State of Florida
My Comm. Expires Jun 23, 2017
Commission # FF 030271
Bonded Through National Notary Assn.