Davidson County DEEDQC
Recvd: 12/10/14 08:06 4 pgs
Fees:22.00 Taxes:0.00
20141210-0112882

After Recording Return To:

Unisource
18001 Cowan, Ste C
Irvine, CA 92614

Prepared: P. DeSantis, Esquire
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300
PREPARER NOT RESPONSIBLE FOR CLOSING

Map & Parcel:
141 12 0C 013.00

UNCS1020657

QUIT CLAIM DEED

{Exempt from Taxation Pursuant to T. C. A § 67-4-409 (3) (A) (ii)}
[this deed is being executed to update marital status and add spouse to title]

New Owner/ Property Being Conveyed
Laura De La Rosa
Felipe C. De La Rosa, Jr.
7204 Riverbend Road
Nashville, TN 37221

Send Tax Bills To:
New Owner

Mail Tax Statement To:
New Owner

THIS INDENTURE, made this 14th day of November, 2014, between LAURA DE LA ROSA formerly known as Laura Mae Moritomo and FELIPE C. DE LA ROSA, JR., a now married couple, residing at 7204 Riverbend Road, Nashville, Tennessee 37221, hereinafter referred to as "**Party of the First Part**" and LAURA DE LA ROSA and FELIPE C. DE LA ROSA, JR., wife and husband, as tenants by the entireties, hereinafter referred to as "**Party of the Second Part**."

WITNESSETH

That the said Party of the First Part, for and in consideration of the sum of Ten Dollars ($10.00) and no other good and valuable consideration in hand paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, has bargained, sold, remised, released and QUIT-CLAIMED, and, does hereby bargain, sell remise, release and QUIT-CLAIM unto the said Party of the Second Part, the following described premises, to wit:

Situated in Davidson County, Tennessee and being further bounded and described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 13 ON THE PLAN OF RIVER BEND, OF RECORD IN BOOK 6900, PAGE 404, 405 AND AMENDED IN BOOK 7465, PAGE 833, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 13 FRONTS 88.14 FEET ON THE SOUTHERLY MARGIN OF RIVER BEND ROAD AND EXTENDS BACK 138.84 FEET ON THE EASTERLY LINE AND 140.48 FEET ON THE WESTERLY LINE TO A BROKEN LINE IN THE REAR, MEASURING 88.15 FEET THEREON.

SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY AS CONVEYED TO LAURA MAE MORITOMO AND FELIPE C. DE LA ROSA, JR. BY WARRANTY DEED FROM JOHN D. MINTON

CONSTRUCTION CO. INC., A CORPORATION, RECORDED MARCH 23, 1992 IN BOOK 8581, PAGE 281 IN THE OFFICIAL RECORDS OF DAVIDSON COUNTY, TENNESSEE.

PROPERTY ADDRESS: 7204 Riverbend Road, Nashville, Tennessee 37221
The legal description was obtained from a previously recorded instrument.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal the day and year first above written.

Laura De La Rosa
LAURA DE LA ROSA
formerly known as Laura Mae Moritomo

Felipe C. De La Rosa Jr.
FELIPE C. DE LA ROSA, JR.

STATE OF TENNESSEE, COUNTY OF Davidson }

On this 14th day of November, 2014, before me personally appeared LAURA DE LA ROSA formerly known as Laura Mae Moritomo and FELIPE C. DE LA ROSA, JR., to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Ella K Butler
NOTARY PUBLIC Ella K. Butler

ELLA K. BUTLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 12-06-2016

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 10.00.

Laura De La Rosa
LAURA DE LA ROSA
formerly known as Laura Mae Moritomo

Subscribed and sworn to before me this 14th day of November, 2014.

Ella K Butler
NOTARY PUBLIC Ella K. Butler

ELLA K. BUTLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 12-06-2016

The preparer did not conduct a title search or examination in connection with this instrument on the property described herein, and therefore title is neither warranted nor guaranteed by preparer. The preparer expresses no opinion as to the title the Grantee(s) will receive. The preparer has not had any contact with the Grantor(s) nor Grantee(s) nor was any legal advice was given to any party herein. Information contained in this instrument was provided to preparer by an agent for said Grantor and/or Grantee. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. No boundary survey was made at the time of this conveyance. **PREPARER IS NOT RESPONSIBLE FOR CLOSING, the execution of this document, the validity of any power of attorney, if one is being used, the collection of taxes nor the recording of this instrument. Preparer not responsible for typed or hand written additions made to this instrument after its preparation. In some instances, the conveyance amount was not made available to preparer and was added after the preparation of this instrument by agent for Grantor.**

EXHIBIT "A"

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 13 ON THE PLAN OF RIVER BEND, OF RECORD IN BOOK 6900, PAGE 404, 405 AND AMENDED IN BOOK 7465, PAGE 833, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 13 FRONTS 88.14 FEET ON THE SOUTHERLY MARGIN OF RIVER BEND ROAD AND EXTENDS BACK 138.84 FEET ON THE EASTERLY LINE AND 140.48 FEET ON THE WESTERLY LINE TO A BROKEN LINE IN THE REAR, MEASURING 88.15 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO JOHN D. MINTON CONSTRUCTION CO., INC. BY DEED FROM FIRST TENNESSEE BANK NATIONAL ASSOCIATION OF RECORD IN BOOK 8403, PAGE 163, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Deed Type: Warranty Deed

Grantors: JOHN D. MINTON CONSTRUCTION CO. INC., A CORPORATION

Grantees: LAURA MAE MORITOMO AND FELIPE C. DE LA ROSA, JR.

Dated: March 20, 1992

Recorded Date: March 23, 1992

Consideration: $10.00

DBV: 8581/281

Parcel No.: 141 12 0C 013.00

True Copy Certification

I, Christopher Harris, 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 Christopher Harris

State of California

County of Orange

Personally appeared before me, [Patrice Jobin], a notary public for this county and state, [Christopher Harris] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature Patrice Jobin

My Commission Expires: Dec 29 2016
Notary' Seal (if on paper)

PATRICE JOBIN
COMM. # 2002382
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
MY COMM. EXP DEC. 29, 2016