Davidson County	DEEDQC
Recvd: 12/17/14 14:16	4 pgs
Fees:22.00 Taxes:0.00	
20141217-0115522	

Commitment Number: 14NL46155

After Recording, Return To: Worldwide
~~Nations Lending Services~~
9801 Legler Road
Lenexa, KS 66219

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Tennessee Bar Number: 015569.

New Property Owner/Mail Tax Statements To:
PATRICIA HOLDRIDGE BERAUDO and **MICHAEL BERAUDO**, 223 38TH AVE N, NASHVILLE, TN 37209

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
104-01-0-437.00

QUITCLAIM DEED

14WL28787

PATRICIA HOLDRIDGE BERAUDO, MARRIED TO MICHAEL BERAUDO, hereinafter grantor, whose tax-mailing address is **223 38TH AVE N, NASHVILLE, TN 37209**, for WITHOUT consideration paid, grants and quitclaims to **PATRICIA HOLDRIDGE BERAUDO** and **MICHAEL BERAUDO, AS WIFE AND HUSBAND, JOINT TENANTS** hereinafter grantees, whose tax mailing address is **223 38TH AVE N, NASHVILLE, TN 37209**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

THE FOLLOWING LANDS AND PROPERTY, TOGETHER WITH ALL IMPROVEMENTS LOCATED THEREON, LYING IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, TO-WIT: LOT NO. 92, REDIVISION OF LOTS 92 AND 93 ON THE PLAN OF WEST GROVE SUBDIVISION OF RECORD IN BOOK 6050, PAGE 578, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION. SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, PROTECTIVE COVENANTS AND MINERAL RESERVATIONS OF RECORD, IF ANY.

PATRICIA

BEING THE SAME PROPERTY CONVEYED TO PATRICIA HOLDRIDGE BERAUDO, AN INDIVIDUAL, MARRIED BY QUITCLAIM DEED FROM WINNIE LOU HOLDRIDGE, AN INDIVIDUAL, UNMARRIED AS RECORDED 07/22/2011 AS DOCUMENT 20110722-0056352.
Commonly Known As: 223 38TH AVE N, NASHVILLE, TN, 37209 TAX ID: 104-01-0-437.00

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on 9th Dec, 2014:

Patricia Holdridge Beraudo

PATRICIA HOLDRIDGE BERAUDO

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on ~~9th~~ JHF 9th Dec., 2014 by **PATRICIA HOLDRIDGE BERAUDO** who is personally known to me or has produced Drivers License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

James A. Farley

Notary Public James A. Farley
Commission expires 5-24-16

JAMES A. FARLEY
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of TN
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 9th day of Dec., 2014.

Patricia Holdridge Berardo
Affiant

PATRICIA HOLDRIDGE BERARDO
Print Name

(Seal)

JAMES A. FARLEY
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

James A. Farley
Notary Public

My commission expires:

5-24-16

James A. Farley
Print Name

True Copy Certification

I, Samantha Russell, 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.

Samantha Russell
Signature

Samantha Russell

State of KANSAS

County of Johnson

Personally appeared before me, Kyle Ratliff, a notary public for this county and state, Samantha Russell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

John Kyle Ratliff

My Commission Expires: 7-1-17
Notary' Seal (if on paper)

JOHN KYLE RATLIFF
Notary Public
State of Kansas
My Commission Expires 7-1-17