Davidson County DEEDQC
Recvd: 02/02/15 13:37 5 pgs
Fees:27.00 Taxes:0.00
20150202-0009540

QUIT CLAIM DEED

NTN-1238121

KNOW ALL MEN BY THESE PRESENTS, that Grantor(s) JONATHAN ARCELAY RUIZ (married to&Veronica Soto, spouse not in title), ANGEL L. GUADARRAMA & CARMEN PLAZA (husband & wife), of 4808 Terragon Trail, Antioch, Tennessee 37013, on this 26th day of ~~December~~ JANUARY 2015, for and in consideration of the sum of ONE AND NO/100S DOLLARS, does hereby quit claim to Grantee(s) JONATHAN ARCELAY RUIZ & VERONICA SOTO (husband & wife), of 4808 Terragon Trail, Antioch, Tennessee 37013, **(as Tenants by the Entireties with the right of survivorship)**, title and interest in and to the following described real estate, to wit:

LEGAL DESCRIPTION

BEING LOT NO. 75 ON THE PLAN OF SECTION NINE, TERRAGON TRAILS, OF RECORD IN BOOK 5200, PAGE 85, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 75 FRONTS 59.67 FEET ON THE NORTHEASTERLY MARGIN OF TERRAGON TRAIL AND EXTENDS BACK 119.12 FEET ON THE NORTHWESTERLY LINE AND 119.08 FEET ON THE SOUTHEASTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 59.67 FEET THEREON.

BEING THE SAME PROPERTY OR A PORTION OF THE SAME PROPERTY CONVEYED TO JONATHAN ARCELAY RUIZ, MARRIED AND ANGEL L. GUADARRAMA AND WIFE, CARMEN PLAZA BY INSTRUMENT DATED DECEMBER 18, 2000 FROM M. IMOGENE COOK FILED ON DECEMBER 21, 2000 AS DOCUMENT NUMBER 200012210125153 IN THE DAVIDSON COUNTY RECORDS.

Commonly known as: 4808 Terragon Trail, Antioch, Tennessee 37013

Property Tax ID: 149 05 0 177.00

We hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $1.00.

JONATHAN ARCELAY RUIZ
Affiant

VERONICA SOTO
Affiant

ANGEL L. GUADARRAMA
Affiant

CARMEN PLAZA
Affiant

ACKNOWLEDGMENT

STATE OF TENNESSEE)
) ss
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared JONATHAN ARCELAY RUIZ, VERONICA SOTO, ANGEL L. GUADARRAMA & CARMEN PLAZA, of 4808 Terragon Trail, Antioch, Tennessee 37013, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 26th day of ~~December, 2014.~~ January, 2015

DOTTY HARPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public

My commission expires: 10-18-15

SUBJECT TO: Current taxes, assessments, reservations of record and all easements, rights of way, encumbrances, liens, covenants, conditions and restrictions as may appear of record.

IN TESTIMONY WHEREOF we have hereunto set our hand(s) this 26th day of ~~December~~ January, 2015.

JONATHAN ARCELAY RUIZ

VERONICA SOTO

ANGEL L. GUADARRAMA

CARMEN PLAZA

ACKNOWLEDGMENT

STATE OF TENNESSEE)
) ss
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared JONATHAN ARCELAY RUIZ, VERONICA SOTO, ANGEL L. GUADARRAMA & CARMEN PLAZA, of 4808 Terragon Trail, Antioch, Tennessee 37013, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 26th day of ~~December~~ January, 2015.

DOTTY HARPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public

My commission expires: 10-18-15

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

Subscribed and sworn before me this 26th day of ~~December, 2014~~ January, 2015.
DH

DOTTY HARPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Dotty Harper
Notary Public Dotty Harper

My commission expires: 10-18-15

This Instrument prepared by (without an examination of title): Jonathan Arcelay Ruiz, Angel L. Guadarrama & Carmen Plaza, of 4808 Terragon Trail, Antioch, Tennessee 37013.

The following information is not a part of this Deed:

Property Address: 4808 Terragon Trail, Antioch, Tennessee 37013

Owner's Name and Address: Jonathan Arcelay Ruiz &Veronica Soto, of 4808 Terragon Trail, Antioch, Tennessee 37013.

Parcel Number: 149 05 0 177.00

Mail Tax Bills to: Jonathan Arcelay Ruiz &Veronica Soto, of 4808 Terragon Trail, Antioch, Tennessee 37013.

True Copy Certification

I, Amy Lozada/Netco Title, 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: Amy Lozada/Netco Title

State of Missouri

County of St. Charles

Personally appeared before me, Roberta J Schwantner, a Notary Public for the County of St. Charles and State of Missouri Amy Lozada with Netco Title, who acknowledges that this Certification of an Electronic Document is True and Correct and whose signature I have Witnessed.

ROBERTA J. SCHWANTNER
Notary Public - State of Missouri
My Commission Expires May 19, 2016
Jefferson County
Commission #12381233

Notary Public: Roberta J Schwantner
My Commission Expires: May 19, 2016