Davidson County DEEDQC
Recvd: 03/26/15 12:23 5 pgs
Fees:27.00 Taxes:0.00
20150326-0026062

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: EnTitle Insurance Company, 260 Airside Drive, Moon Township, PA 15108

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Faustino Cruz, Margarita A. Cruz, and Roxana M. Marquez		149020B01800CO
632 Piccadilly Row		
Antioch, TN 37013		

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Zero and 00/100 Dollars ($0.00), and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, FAUSTINO CRUZ and MARGARITA A. CRUZ, husband and wife, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto FAUSTINO CRUZ and MARGARITA A. CRUZ, husband and wife, and ROXANA M. MARQUEZ, married, as joint tenants with rights of survivorship, hereinafter referred to as "Grantee", whose mailing address is: 632 Piccadilly Row, Antioch, TN 37013, their 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 County of Davidson, State of Tennessee as more fully described in Bk 10749, Pg 445 and being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 77 on the Plan of Piccadilly Square, Phase II, of record in Plat Book 6250, Page 92-94, Register's Office for said County, to which reference is made for a more complete description.

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 # 44362**

Tax ID No.: 149020B01800CO

BEING the same property conveyed to Faustino Cruz and Margarita Cruz, married, from the Secretary of Housing and Urban Development by Deed dated January 21, 2014 and recorded on January 22, 2014 in Instrument No. 20140122-0005796, in the Office of the County Register of Deeds of Davidson County, 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 632 Piccadilly Row, 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 20 day of March, 2015.

FAUSTINO CRUZ

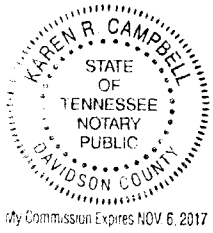
MARGARITA M. CRUZ

Prepared by Deeds on Demand, PC
5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462. 757-321-6936.
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STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that FAUSTINO CRUZ, 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 his name(s), on this 20th day of March, 2015.

Karen R. Campbell
Notary Public
My Commission expires: Nov. 6, 2017



STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that MARGARITA ~~KAC~~ CRUZ, 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 20th day of March, 2015.

Karen R. Campbell
Notary Public
My Commission expires: Nov. 6, 2017



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VALUATION AFFIDAVIT

We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Affiant/Grantee

Affiant/Grantee

Affiant/Grantee

Subscribed and sworn to before me this 20th day of March, 2015.

Notary Public
My Commission expires: Nov. 6, 2017

State of Tennessee
County of Davidson

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 6, 2017

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True Copy Certification

I, _Pam Hutton_____, 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.

Pam Hutton
Signature

State of _Pennsylvania____

County of _Allegheny___

Jaclyn A Fox

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

Jaclyn A Fox
Notary's Signature

My Commission Expires: October 3, 2017
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jaclyn A. Fox, Notary Public
Harmony Twp., Beaver County
My Commission Expires Oct. 3, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES