Davidson County DEEDQC
Recvd: 06/30/15 15:04 4 pgs
Fees:22.00 Taxes:0.00
20150630-0063259

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

QUIT CLAIM DEED

Return To:
Stewart
500 North Broadway 9th Floor
St. Louis, MO 63102

New Owner(s) Address and mail tax statements to:
Ramona S. Rodriguez & Lisbedth R. Cardona &
Franklin Cardona
217 Rising Sun Lane
Old Hickory, TN 37138

Property Tax ID#: 05414003400
Order #: 1600573962

For and in consideration of Zero and 00/100 Dollars ($0.00) and NO other good or valuable consideration, I, RAMONA S. RODRIGUEZ, surviving tenant by the entirety of EDUARDO T. RODRIGUEZ, who died on 01/03/2015, as Grantors, and RAMONA S. RODRIGUEZ, an unmarried woman, and LISBEDTH R. CARDONA and FRANKLIN CARDONA, husband and wife, all as joint tenants, as Grantees, hereby convey all rights, titles and interests that I 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: 05414003400

Commonly known as: 217 Rising Sun Lane, Old Hickory, TN 37138

Prior Deed recorded 12/15/2005, in Instrument 20051215-0150814; Davidson County Court Clerk's Office.

Witness my hand this the 23 day of June, 2015.

RAMONA S. RODRIGUEZ

STATE OF Tennessee }

COUNTY OF Davidson }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, by RAMONA S. RODRIGUEZ, surviving tenant by the entirety of EDUARDO T. RODRIGUEZ, who died on 01/03/2015, the Grantor, 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.

Witness my hand and official seal this the 23 day of June, 2015.

Ella K Butler
Notary Public
My Commission expires: 12/06/2016

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My comm. exp. Dec. 6, 2016

I hereby swear or affirm that to the best of my knowledge, information and belief that actual consideration for the transfer is $0.00.

RAMONA S. RODRIGUEZ

Subscribed and sworn to before me this the 23 day of June, 2015.

Ella K Butler
Notary
My Commission expires:

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My comm. exp. Dec. 6, 2016

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

SITUATED IN COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, BEING LOT NO. 96 ON THE PLAN OF BRANDYWINE FARMS, SECTION TWO, AS OF RECORD IN BOOK 3700, PAGE 28, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 96 FRONTS 142 FEET ON THE NORTHEASTERLY SIDE OF RISING SUN LANE AND RUNS BACK 313.9 FEET ON THE NORTHWESTERLY LINE AND 268.4 FEET ON THE SOUTHEASTERLY LINE TO A BROKEN LINE IN THE REAR ON WHICH IT MEASURES 137.6 FEET.

BEING THE SAME PROPERTY CONVEYED OR ASSIGNED TO RAMONA S. RODRIGUEZ AND EDUARDO T. RODRIGUEZ, DATED 12/12/2005 AND RECORDED IN AS INSTRUMENT NO. 20051215-0150814 IN THE REGISTRAR'S OFFICE OF DAVIDSON COUNTY. RAMONA S. RODRIGUEZ REMAINS THE SURVIVING TENANT.

BEING THAT PARCEL OF LAND CONVEYED OR ASSIGNED TO RAMONA S. RODRIGUEZ, SURVIVING TENANT BY THE ENTIRETY OF EDUARDO T. RODRIGUEZ, WHO DIED ON 1/3/2015 FROM SUMA SRINIVAS AND HUSBAND, NAVEEN SRINIVAS BY DATED 12/12/2005 AND RECORDED 12/15/2005 IN DEED INSTRUMENT 20051215-0150814 OF THE DAVIDSON COUNTY, TENNESSEE PUBLIC REGISTRY.

Parcel #: 05414003400

True Copy Certification

I, CHERI HACKETHAL, 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.

Cheri Hackethal
Signature

CHERI HACKETHAL

State of MISSOURI

County of CITY OF ST LOUIS

Personally appeared before me, Brandon Williams, a notary public for this county and state, Cheri Hackethal who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brandon Williams
Notary's Signature

BRANDON WILLIAMS

My Commission Expires: 12/5/2017
Notary' Seal.(if on paper)

BRANDON WILLIAMS
Notary Public - Notary Seal
State of Missouri
Commissioned for St. Louis City
My Commission Expires: Dec. 5, 2017
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