RETURN TO: 70778
Mortgage Connect LP
260 Airside Dr
This Instrument prepared by: Moon Township, PA 15108
(866) 789-1814

Davidson County DEEDQC
Recvd: 08/19/15 08:03 5 pgs
Fees:27.00 Taxes:0.00
20150819-0083307

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371
Deeds on Demand, LLC, 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.:
Maria E. Portillo-Nolasco	Maria E Portillo-Nolasco	14909003100
4731 Debra Drive	4731 Debra Dr.	
Antioch, TN 37031	Antioch, TN 37031	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of One and 00/100 Dollars ($1.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, MARIA E. PORTILLO also known as MARIA E. PORTILLO-NOLASCO, single, and EUGENIO LANZA, single, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto MARIA E. PORTILLO-NOLASCO, single, in fee simple, hereinafter referred to as "Grantee", whose mailing address is: 4731 Debra Drive, Antioch, TN 37031, her heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the City of Antioch, County of Davidson, State of Tennessee together with all improvements located thereon, and being more particularly described as follows, to wit:

Being Lot No. 35 on the Plan of Debra Heights, Section 3 of record in Book 4175, Page 6, Register's Office for Davidson County, State of Tennessee, to which plan reference is hereby made for a more complete and detailed description.

TAX ID NO.: 14909003100

Being the same property conveyed to Eugenio Lanza and Maria E. Portillo, from Valentin Lozda and wife, Silvia A. Moreno, by deed dated July 12, 2007 and recorded on July 16, 2007 in Instrument No. 20070716-0084573, in the County Recorder's Office 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 4731 Debra Drive, Antioch, TN 37031.

mP

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 11th day of August, 2015.

maria E Portillo nolasco
MARIA E. PORTILLO also known as
MARIA E. PORTILLO-NOLASCO

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that MARIA E. PORTILLO also known as MARIA E. PORTILLO-NOLASCO, 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, on this 11th day of August, 2015.

Carmen M Salazar
Notary Public
My Commission expires:

CARMEN M. SALAZAR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: JULY 3, 2017

EUGENIO LANZA

STATE OF TENNESSEE
COUNTY OF _____

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that EUGENIO LANZA, 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, on this ____ day of _____, 20____.

Notary Public
My Commission expires:

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 11 day of August, 2015.

MARIA E. PORTILLO also known as
MARIA E. PORTILLO-NOLASCO

STATE OF TENNESSEE
COUNTY OF _____

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that MARIA E. PORTILLO also known as MARIA E. PORTILLO-NOLASCO, 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, on this ____ day of _____, 20____.

Notary Public
My Commission expires:

Eugenio Lanza
EUGENIO LANZA

STATE OF ~~TENNESSEE~~ LOUISIANA
~~COUNTY OF~~ Parish of Lafourche

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that EUGENIO LANZA, 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, on this 11 day of August, 2015.

Notary Public
My Commission expires:

Martin D. Wade, Notary Public
Parish of Lafourche #14984
LA RS 35:191
POB 16, Galliano, LA 70354
My Commission is for Life

VALUATION AFFIDAVIT

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

William Baker
Affiant/Grantee

Subscribed and sworn to before me this 13 day of August, 20 15

Mark J Appugliese
Notary Public
My Commission expires: 5/17/19

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Mark J. Appugliese, Notary Public
Wilmington Twp., Mercer County
My Commission Expires May 17, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

True Copy Certification

I, Wendy J Nelson, 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 this this is a true and correct copy of the original document executed and authenticated according to law.

Wendy J Nelson

STATE OF PENNSYLVANIA
COUNTY OF Allegheny

On this, the 14 day of August, 2015, before me

Mark J Appugliese, the undersigned officer, personally appeared

Wendy Nelson, known to me (or satisfactorily proven) to be the

person whose name is subscribed to the within instrument, and

acknowledged that she (he/she/they) executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Mark J Appugliese
Notary Public
Printed Name: Mark J Appugliese
My Commission Expires:
5/17/19

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Mark J. Appugliese, Notary Public
Wilmington Twp., Mercer County
My Commission Expires May 17, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES