Davidson County DEEDQC
Recvd: 09/02/15 14:07 4 pgs
Fees:22.00 Taxes:0.00
20150902-0089501

File Number: 1563985

After Recording Return To:
Avenue 365 Lender Services
401 Plymouth Road, Ste 550
Plymouth Meeting, PA 19462

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

New Property Owner/Mail Tax Statements To:
Jaime R. Hinger, 3405 Old Anderson Road Unit# 226, Antioch, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
136150A08200CO
Exempt from State Recordation Tax. Tenn. Code 67040409 (a)(4)

QUITCLAIM DEED

Jaime R. Hinger fka Jaime R. Espinoza, divorced and not remarried, whose mailing address is **3405 Old Anderson Road Unit# 226, Antioch, TN 37013**, hereinafter grantor, for $0.00 (Zero Dollars and no cents) in consideration paid, grants and quitclaims to **Jaime R. Hinger**, hereinafter grantee, whose tax mailing address is **3405 Old Anderson Road Unit# 226, Antioch, TN 37013**, the following land in the following real property:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: LAND IN DAVIDSON COUNTY, TENNESSEE BEING UNIT NO. 82 ON THE PLAN OF FIRST REVISION TO PHASE TWO, FINAL PLAY WATERCREST TOWNHOMES, OF RECORD IN PLAT BOOK 11190, PAGE 811, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PREMISES CONVEYED UNTO JAIME R. ESPINOZA, SINGLE WOMAN, BY VIRTUE OF DEED FROM KAREN A. LEA, UNMARRIED DATED JUNE 18, 2013, RECORDED JUNE 24, 2013 IN INSTRUMENT # 20130624-0064653, DAVIDSON COUNTY, TN.

A.P.N. #: 136150A08200CO
Property Address is: 3405 Old Anderson Road Unit# 226, Antioch, TN 37013

Executed by the undersigned on 8-24, 2015:

Jaime R Hinger fka Jaime R Espinoza

Jaime R. Hinger fka Jaime R. Espinoza

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 8-24, 2015 by **Jaime R. Hinger fka Jaime R. Espinoza** who is personally known to me or has produced TN 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 T. SCHOLTEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: March 6, 2018

Notary Public

VALUE AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF Davidson

The actual **consideration or value**, whichever is greater, for this transfer is $ 0.

Affiant

Subscribed and sworn to before me this 24 day of August, 2015.

Notary Public

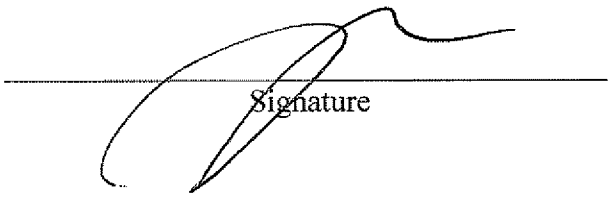
My Commission Expires: 3-6-2018

JAMES T. SCHOLTEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
March 6, 2018

True Copy Certification

I, ____Pheng Phanhsackdy_____, 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.

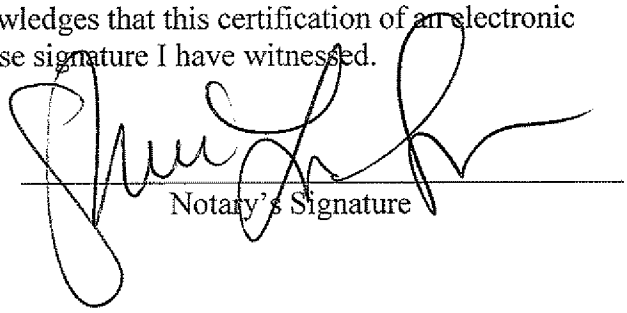


Signature

State of _____Pennsylvania_____

County of _____Montgomery_____

Personally appeared before me, Shawnna L Sorenson, a notary public for this county and state, Pheng Phanhsackdy, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: _____
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
SHAWNNA LEIGH SORENSON
Notary Public
PLYMOUTH TWP, MONTGOMERY COUNTY
My Commission Expires May 17, 2019