Davidson County DEEDQC
Recvd: 11/13/15 08:54 5 pgs
Fees:27.00 Taxes:0.00
20151113-0115285

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:
Benjamin Rodriguez
235 Lanier Drive
Madison, TN 37115

Property Tax ID#: 043-14-0-114.00
Order #: 1600585728

For and in consideration of Zero and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, BENJAMIN RODRIGUEZ, unmarried, and SONIA RODRIGUEZ, unmarried, who acquired title as husband and wife, as Grantors, and BENJAMIN RODRIGUEZ, unmarried, as Grantee, 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: 043-14-0-114.00

Commonly known as: 235 Lanier Drive, Madison, TN 37115

Prior Deed recorded 07/03/1997, in Volume 10516, Page 579; Davidson County Court Clerk's Office.

Witness my hand this the 5 day of November, 2015.

BENJAMIN 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 BENJAMIN RODRIGUEZ, the Grantor, with whom I am personally acquainted (or who has proven to me on the basis of satisfactory evidence), and who have acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 5 day of November, 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

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

BENJAMIN RODRIGUEZ

Subscribed and sworn to before me this the 5 day of November, 2015.

Ella K. Butler

Notary

My Commission expires: 12/06/2016

ELLA K. BUTLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My comm. exp. Dec. 6, 2016

Witness my hand this the 5 day of November, 2015.

SONIA 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 SONIA RODRIGUEZ, the Grantor, with whom I am personally acquainted (or who has proven to me on the basis of satisfactory evidence), and who have acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 5 day of November, 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

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

SONIA RODRIGUEZ

Subscribed and sworn to before me this the 5 day of November, 2015.

Ella K Butler

Notary

My Commission expires: 12/06/2016

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

LEGAL DESCRIPTION:

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

A CERTAIN TRACT OR PARCEL OF LAND IN THE CITY OF MADISON, COUNTY OF DAVIDSON, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: BEING LOTS NUMBERS 20 AND 21 ON THE MAP OF MARGARET L. DICKENSON'S SUBDIVISION, NOT OF RECORD, AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EAST MARGIN OF LANIER DRIVE AT THE CORNER OF LOTS NUMBERS 19 AND 20; THENCE WITH THE LINE BETWEEN SAID LOTS EASTERLY 215.7 FEET TO A POINT; THENCE SOUTH 0 DEGREES 45 MINUTES WEST 140 FEET TO THE CORNER OF LOTS NUMBERS 21 AND 22; THENCE WITH THE LINE BETWEEN SAID LOTS WESTERLY 213.3 FEET TO THE EAST MARGIN OF LANIER DRIVE; THENCE WITH THE MARGIN OF THE SAME NORTHERLY AROUND A SLIGHT CURVE, 100 FEET TO THE BEGINNING.

BEING THAT PARCEL OF LAND CONVEYED OR ASSIGNED TO BENJAMIN RODRIGUEZ AND WIFE, SONIA RODRIGUEZ FROM BOBBIE G. WINSETT, UNMARRIED BY DATED 06/30/1997 AND RECORDED 07/03/1997 IN DEED VOLUME 10516 ON PAGE 579 OF THE DAVIDSON COUNTY, TENNESSEE PUBLIC REGISTRY.

PARCEL NO. 043-14-0-114.00

LOAN #: 253854145

ORDER #: 1600585728

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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