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

Davidson County DEEDQC
Recvd: 02/22/16 08:51 4 pgs
Fees:22.00 Taxes:0.00
20160222-0016305

QUIT CLAIM DEED

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

New Owner(s) Address and mail tax statements to:
Zilas Pineda & Elvia Pineda
1880 Lakewood Village Dr
Antioch, TN 37013

Property Tax ID#: 165090A07700CO
Order #: 1600596008

For and in consideration of Zero and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, ZILAS PINEDA f/k/a ZILAS PINEDALEON and spouse, ELVIA PINEDA a/k/a ELVIA PINEDALEON, as Grantors, and ZILAS PINEDA and spouse, ELVIA PINEDA, as Grantees, hereby convey all rights, titles and interests that we 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: 165090A07700CO

Commonly known as: 1880 Lakewood Village Dr, Antioch, TN 37013

Prior Deed recorded 11/19/2003, in Instrument 20031119-0168956; Davidson County Court Clerk's Office.

Witness our hands this the 12 day of February, 2016.

ZILAS PINEDA f/k/a
ZILAS PINEDALEON

ELVIA PINEDA a/k/a
ELVIA PINEDALEON

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, by ZILAS PINEDA f/k/a ZILAS PINEDALEON and ELVIA PINEDA a/k/a ELVIA PINEDALEON, the Grantors, with whom I am personally acquainted (or who have 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 12th day of February, 2016.

Notary Public
My Commission expires: 1/8/19

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

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

ZILAS PINEDA f/k/a
ZILAS PINEDALEON

ELVIA PINEDA a/k/a
ELVIA PINEDALEON

Subscribed and sworn to before me this the 12th day of February, 2016.

Notary
My Commission expires: 1/8/19

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

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:

BEING LOT NO. 31 ON THE PLAN OF LAKEWOOD VILLAGE, OF RECORD IN INSTRUMENT NO. 20020321-0034912, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION. LEGAL PROJECT NAME - LAKEWOOD VLLAGE

BEING THAT PARCEL OF LAND CONVEYED OR ASSIGNED TO ZILAS PINEDALEON AND SPOUSE, ELVIA PINEDALEON FROM T.F. HOMES, LLC BY DATED 11/06/2003 AND RECORDED 11/19/2003 IN DEED INSTRUMENT 20031119-0168956 OF THE DAVIDSON COUNTY, TENNESSEE PUBLIC REGISTRY.

PARCEL NO. 165090A07700CO

LOAN #: 255694205

ORDER #: 1600596008

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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