Davidson County	DEEDQC
Recvd: 03/02/16 09:07	4 pgs
Fees:22.00 Taxes:0.00	
20160302-0019716	

Commitment Number: OS3300-15012644 Martinez_0404445090

After Recording, Send To:
Title365 / Post-Closing
420 Rouser Rd., Bldg 3, Suite 5, Coraopolis, PA 15108

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:
Leandro Alvarez-Martinez and **Teresita Josefina Albarracin**, 3895 Priest Lake Drive, Nashville, TN 37217

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 13603003200

QUITCLAIM DEED

This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Leandro Alvarez-Martinez, Teresita Josefina Albarracin, husband adnwife, and **Edgar Gonzalez**,single, hereinafter grantors, of **3895 Priest Lake Drive, Nashville, TN 37217**, for $10.00 (Ten Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Leandro Alvarez-Martinez** and **Teresita Josefina Albarracin**, for their joint lives, with the remainder to the survivor of them, hereinafter grantees, whose tax mailing address is **3895 Priest Lake Drive, Nashville, TN 37217**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The following described real property situated in the County of Davidson and State of Tennessee, to wit: Being Lot No. 144, on the Plan of Priest Lake Park, Section four, of record in Plat Book 4460, Pages 15, 16, and 17, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
Property Address is: 3895 Priest Lake Drive, Nashville, TN 37217

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20091123-0107208 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 13603003200

Executed by the undersigned on 2-19, 2016:

Leandro Alvarez-Martinez

Teresita Josefina Albarracin

Edgar Gonzalez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The foregoing instrument was acknowledged before me on 2-19, 2016 by **Leandro Alvarez-Martinez, Teresita Josefina Albarracin** and **Edgar Gonzalez** who are personally known to me or have produced TN DriverLic as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

CAROL DIGIORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-2-2018

Notary Public

Maximum principal indebtedness for Tennessee recording tax purposes is 0.00.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of PENNSYLVANIA
County of ALLEGHENY

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 10.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 2ND day of MARCH, 2016.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Shannon McIntyre, Notary Public
Collier Twp., Allegheny County
My Commission Expires June 18, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Affiant

SARAH BEAVER
Print Name

(Seal)

Notary Public

My commission expires:

06/18/2016

Shannon McIntyre
Print Name

CTIC# _____

True Copy Certification

I, Tim Sexton, 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 Allegheny

Personally appeared before me, Natalie Irwin, a notary public for this county and state, Tim Sexton, 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: 11-14-16

Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
NATALIE MARIE IRWIN
Notary Public
MOON TWP., ALLEGHENY COUNTY
My Commission Expires Nov 14, 2016