Davidson County DEEDQC
Recvd: 04/18/16 12:04 4 pgs
Fees:22.00 Taxes:0.00
20160418-0037075

Commitment Number: 1604005

After Recording Return To:
TerraTitle, LLC, 7601 Paragon Road – Suite 105, Centerville, Ohio 45459

This Instrument Prepared By:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Tennessee Bar Number: 015569.

Mail Tax Statements To:
Travis Parsons, 6769 Ascot Drive, Antioch, Tennessee 37013

Property Appraisal (Tax/APN) Parcel Identification Number: 151 09 0A 253.00

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.

CARLOS MENDOZA, an unmarried man, hereinafter Grantor, of Davidson County, Tennessee, without consideration paid, grants and quitclaims to **TRAVIS PARSONS,** an unmarried man, hereinafter Grantee, whose tax mailing address is 6769 Ascot Drive, Antioch, Tennessee 37013, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SITUATED IN THE CITY OF ANTIOCH, COUNTY OF DAVIDSON, AND STATE OF TENNESSEE:

BEING LOT NUMBER TWO HUNDRED FIFTY-THREE (253) ON THE FINAL PLAT OF PHASE THREE, SECTION TWO, LONG HUNTER CHASE, AS OF RECORD IN INSTRUMENT NUMBER 20020926-0117442, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

COMMONLY KNOWN AS: 6769 ASCOT DRIVE, ANTIOCH, TENNESSEE 37013

PARCEL NUMBER: 151 09 0A 253.00

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.

Prior instrument reference: 20090529-0049568

Executed by the undersigned on April 14, 2016:

CARLOS MENDOZA

STATE OF TENNESSEE
COUNTY OF Williamson

The foregoing instrument was acknowledged before me on April 14, 2016 by **CARLOS MENDOZA,** an unmarried man, who is personally known to me or has produced TNDL as identification, and furthermore, the aforementioned person has acknowledged that his signature was his free and voluntary act for the purposes set forth in this instrument.

MARK MANKEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC

My commission expires

DEC 2 2 2018

Maximum principal indebtedness for Tennessee recording tax purposes is $0.00.

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Executed by the undersigned on April 14, 2016

AFFIANT

Carlos Mendoza

PRINT NAME

STATE OF Tennessee
COUNTY OF Williamson

The foregoing instrument was acknowledged before me on April 14, 2016 by Carlos Mendoza, who is personally known to me or has produced TNDL as identification, and furthermore, the aforementioned person has acknowledged that their signature was their free and voluntary act for the purposes set forth in this instrument.

MARK MANKEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC

My commission expires

DEC 2 2 2018

True Copy Certification

I, Angela L. Ward, 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.

Angela L Ward
Signature

State of Ohio

County of Montgomery

Sonja D. Hardin
Personally appeared before me, ~~[Name of Notary]~~, a notary public for this county and state, ~~[name of person making certification]~~ who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

*Angela L. Ward

Sonja D Hardin
Notary's Signature
Sonja D. Hardin

My Commission Expires: 07-18-16
Notary' Seal (if on paper)

NOTARY PUBLIC
STATE OF OHIO