QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 05/12/16 11:23 2 pgs
Fees:12.00 Taxes:0.00
20160512-0047389

STATE OF ~~TENNESSEE~~ New York
COUNTY OF ~~DAVIDSON~~ Cortland
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of May, 2016

Notary Public

COMMISSION EXPIRES: June 2, 2020
(AFFIX SEAL)

KRISTIN E. ROCCO-PETRELLA
Notary Public, State of New York
No. 01RO6188191
Qualified in Cortland County
My Commission Expires June 2, 20 16

MTJ-162113

THIS INSTRUMENT WAS PREPARED BY:
Foundation Title and Escrow Mt. Juliet, 541 N Mt. Juliet Rd, Ste. 2202, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NO(S).:
Kevin Donlan and Katherine Donlan, husband and wife	Kevin Donlan and Katherine Donlan, husband and wife	083 02 0 002.00
(Name) 1315 McKennie Avenue Nashville, TN 37206	1315 McKennie Avenue Nashville, TN 37206	
(Address)		

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned,Kevin M. Donlan and Katherine L. Seibert, as tenants in common with rights of survivorship, hereinafter referred to as Grantor(s), hereby quitclaim to Kevin Donlan and Katherine Donlan, husband and wife his/her/their heirs and assigns forever, all of his/her/their right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit

Land in Davidson County, Tennessee, being Lot No. 18 on the plan of John W. Love's Subdivision of Greenwood of record in Plat Book 332, Page 4, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Javier Francisco Rodriguez by Warranty Deed from Ronald H. Richards, Sr., a married man dated January 28, 2008 and recorded February 4, 2008 as Instrument No. 200802040011237, in said Register's Office Davidson County, Tennessee.

Being the same property conveyed to Javier Francisco Rodriguez and wife, Nicole A. Rodriguez by Quit Claim Deed from Javier Francisco Rodriguez dated March 13, 2009 and recorded March 19, 2009 as Instrument No. 200903190024885, in said Register's Office Davidson County, Tennessee.

Further being the same property conveyed to Kevin M. Donlan and Katherine L. Seibert, as tenants in common with right of survivorship by Warranty Deed from Javier Francisco Rodriguez and wife, Nicole A. Rodriguez dated May 29, 2014 and recorded May 30, 2014 as Instrument No. 201405300046665, in said Register's Office Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the said Kevin M. Donlan and Katherine L. Seibert, as tenants in common with rights of survivorship has hereunto set his/her/their signature, on this, the 10th of May, 2016

Kevin M. Donaln

Katherine L. Seibert

STATE OF ~~TENNESSEE~~ New York

COUNTY OF Cortland

Sworn to and subscribed before me on this ~~4th~~ 10th of May, 2016.

Notary Public

KRISTIN E. ROCCO-PETRELLA
Notary Public, State of New York
No. 01RO6188191
Qualified in Cortland County
My Commission Expires June 2, 20 20

My Commission Expires: June 2, 2020

(SEAL)

True Copy Certification for Recording Purposes

I, Teresa J. Smith, do hereby make oath that I am 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 of Custodian/Certifier

State of Tennessee County of Davidson SS:

Before me, Shelly M Smith, a notary public for this county and state, personally appeared Teresa J. Smith (certifier), with who I am personally acquainted, and who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

SHELLY M SMITH
STATE
S-E-A-L
TENNESSEE
NOTARY
PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Comm exp: _____