Davidson County DEEDQC
Recvd: 06/01/16 15:13 6 pgs
Fees:32.00 Taxes:0.00
20160601-0055225

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371
Deeds on Demand, LLC, 5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462

Return to: EnTitle Insurance Company, 260 Airside Drive, Moon Township, PA 15108

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Roxana M. Marquez	Roxana M Marquez	149020B01800CO
632 Piccadilly Row	632 Piccadilly Row	
Antioch, TN 37013	Antioch, TN 37013	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, FAUSTINO CRUZ and MARGARITA A. CRUZ, husband and wife, and ROXANA M. MARQUEZ, married, joined by her husband, MARVIN ENRIQUE MARQUEZ-VALLE, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto ROXANA M. MARQUEZ, married, in fee simple, hereinafter referred to as "Grantee", whose mailing address is: 632 Piccadilly Row, Antioch, TN 37013, her heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, and being more particularly described as follows, to wit:

All that parcel of land in County of Davidson, State of Tennessee as more fully described in Bk. 10749, Pg. 445 and being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 77 on the Plan of Piccadilly Square, Phase II, of record in Plat Book 6250, Page 92-94, Register's Office for said County, to which reference is made for a more complete description.

TAX ID NO.: 149020B01800CO

Being the same property conveyed to Faustino Cruz and Margarita A. Cruz, husband and wife, and Roxana M. Marquez, married, as joint tenants with rights of survivorship from Faustino Cruz and Margarita A. Cruz, husband and wife by deed dated March 20, 2015 and recorded on March 6, 2015 in Instrument No. 20150326- 0026062 in the Register's Office of Davidson County, Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 632 Piccadilly Row, Antioch, TN 37013.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 25 day of March, 2016.

FAUSTINO CRUZ

MARGARITA A. CRUZ

ROXANA M. MARQUEZ

MARVIN ENRIQUE MARQUEZ-VALLE

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that FAUSTINO CRUZ, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 25 day of March, 2016.

Notary Public
My Commission expires: May 3rd, 2016

LUZ MELISSA TAVERAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that MARGARITA A. CRUZ, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 25 day of March, 2016.

Notary Public
My Commission expires: may 3rd, 2016

LUZ MELISSA TAVERAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that ROXANA M. MARQUEZ, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 25 day of March, 2016.

Notary Public
My Commission expires: may 3rd, 2016

LUZ MELISSA TAVERAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that MARVIN ENRIQUE MARQUEZ-VALLE, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 25 day of March, 2016.

Notary Public
My Commission expires: may 3rd, 2016

LUZ MELISSA TAVERAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 10.00 .

Affiant/Grantee

Subscribed and sworn to before me this 25 day of March , 2016.

Notary Public

My Commission expires: may 3rd, 2016

LUZ MELISSA TAVERAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

ALL THAT PARCEL OF LAND IN COUNTY OF DAVIDSON, STATE OF TENNESSEE AS MORE FULLY DESCRIBED IN BK 10749, PG 445 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 77 ON THE PLAN OF PICCADILLY SQUARE, PHASE II, OF RECORD IN PLAT BOOK 6250, PAGE 92-94, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

SAID CONVEYANCE IS MADE SUBJECT TO ALL COVENANTS, EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS AND RIGHTS APPEARING OF RECORD AGAINST THE ABOVE DESCRIBED PROPERTY; ALSO SUBJECT TO ANY STATE OF FACTS WHICH AN ACCURATE SURVEY OF SAID PROPERTY WOULD SHOW.

BEING THE SAME PROPERTY CONVEYED TO FAUSTINO CRUZ AND MARGARITA A. CRUZ, HUSBAND AND WIFE, AND ROXANA M. MARQUEZ, MARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP FROM FAUSTINO CRUZ AND MARGARITA A. CRUZ, HUSBAND AND WIFE BY DEED DATED 20-MAR-2015 AND RECORDED ON 26-MAR-2015 IN INSTRUMENT NO. 20150326-0026062 IN THE COUNTY RECORDER'S OFFICE OF DAVIDSON COUNTY, TN.

APN: 149020B01800CO

Commonly known as:

632 Piccadilly Row, Antioch, TN 37013

True Copy Certification

I, Rozanne Clough, 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, Steven Bieranowski, a notary public for this county and state, Rozanne Clough 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: Mar 9, 2020
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
STEVEN BIERANOWSKI
Notary Public
MOON TWP, ALLEGHENY COUNTY
My Commission Expires Mar 9, 2020