Davidson County	DEEDQC
Recvd: 06/03/16 15:06	5 pgs
Fees:27.00 Taxes:0.00	
20160603-0056358	

QUITCLAIM DEED

THIS DEED OF CONVEYANCE made and entered into on this 5th day of April, 2016, by and between **Manuel H. Pineda and Dora Garcia, husband and wife, and Sandra Pineda, an unmarried woman,** hereinafter known and referred to as **GRANTORS**, and **Manuel H. Pineda and Dora Garcia, husband and wife,** whose tax mailing address is 4972 Shihmen Drive, Antioch, TN 37013, hereinafter known and referred to as **GRANTEES;**

W I T N E S S E T H :

For and in consideration of the sum of **$0.00**, cash in hand paid by Grantees to Grantors, the receipt of all of which is hereby acknowledged, the Grantors have bargained, sold, aliened, and conveyed, and do by these presents quitclaim unto the Grantees, as joint tenants, remainder to the survivor of them and unto his or her heirs and assigns forever, a certain tract of real estate more fully described as follows:

Being Lot No. 98 on the Plan of Antioch Park, Section III, of record in Book 5518, Page 983, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same parcel conveyed to Manuel H. Pineda and Sandra Pineda from Doug Lawrence, by virtue of a Deed Dated 5/28/2008, Recorded 5/30/2008, in Deed Instrument No. 20080530-0055479 County of Davidson, State of Tennessee.

Assessor's Parcel No: 162 07 0 087.00

IN TESTIMONY WHEREOF, witness the hand of the Grantors herein, all on this the day and year first above written.

True Copy Certification

I, APRIL K. LUCAS, 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.

April K. Lucas
Signature

State of PA

County of Beaver

Melanie Miller

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.

*April K Lucas

Notary's Signature

My Commission Expires: 4-27-2018

Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Melanie Miller, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 27, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Manuel H. Pineda
Manuel H. Pineda

Dora Garcia
Dora Garcia

Sandra Pineda

STATE OF TENNESSEE)
Davidson COUNTY)

The undersigned, a Notary, does certify that on this 5th day of April, 2016, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by **Manuel H. Pineda and Dora Garcia.**

Karen R. Campbell
Notary Public
My Commission Expires: Nov 6, 2017

KAREN R. CAMPBELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires November 6, 2017

STATE OF TENNESSEE)
Davidson COUNTY)

The undersigned, a Notary, does certify that on this 5th day of April, 2016, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by **Sandra Pineda.**

Karen R. Campbell
Notary Public
My Commission Expires: Nov. 6, 2017

KAREN R. CAMPBELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires November 6, 2017

IN THIS OATH OF VALUE, I, or we, as Grantor (s) hereby swear or affirm that the actual consideration for this transfer is $0.00, to the best of Grantors' knowledge, information and belief.

Manuel H Pineda
Manuel H. Pineda

Dora Garcia
Dora Garcia

Sandra P.
Sandra Pineda

STATE OF TENNESSEE)
Davidson COUNTY)

The undersigned, a Notary, does certify that on this 5th day of April, 2016, the foregoing Oath of Value was produced to me and was sworn to, acknowledged and delivered by **Manuel H. Pineda and Dora Garcia.**

Karen R. Campbell
Notary Public
My Commission Expires: Nov 6, 2017

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 6, 2017

STATE OF TENNESSEE)
Davidson COUNTY)

The undersigned, a Notary, does certify that on this 5th day of April, 2016, the foregoing Oath of Value was produced to me and was sworn to, acknowledged and delivered by **Sandra Pineda.**

Karen R. Campbell
Notary Public
My Commission Expires: Nov. 6, 2017

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 6, 2017

#20583445

Mail Tax Bills (Person or Agency Responsible for Payment of Taxes):
Manuel H. Pineda and Dora Garcia
4972 Shihmen Drive
Antioch, TN 37013

Property Owner and Address:
Manuel H. Pineda and Dora Garcia
4972 Shihmen Drive
Antioch, TN 37013

This instrument prepared without title examination by:
JOHN E. NORMAN, ESQ.
333 West Vine Street, Suite 207
Lexington, KY 40503
(859) 252-1690