THIS INSTRUMENT PREPARED BY:
Jennifer Soltz
Curphey & Badger PA
25400 US Highway 19 North, Suite 236
Clearwater, Florida 33763

Davidson County DEEDQC
Recvd: 08/19/16 14:22 4 pgs
Fees:22.00 Taxes:0.00
20160819-0087089

QUIT CLAIM DEED

Return To:

New Owner(S) Address &
Mail Tax Statements To:
Peter Alvarado & Cheryl Alvarado
3509 Albee Drive
Hermitage, TN 37076

Property Tax ID#: 086 10 0 080.00
File #: FNTGI-101217429-135941-CJ

For and in consideration of ZERO and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, PETER ALVARADO, a married man and CHERYL ALVARADO f/k/a CHERYL LOATWALL, a married woman, who acquired title without marital status , as Grantors, hereby convey all rights, titles and interests that we may have in to PETER ALVARADO and CHERYL ALVARADO, husband and wife as joint tenants, as Grantees, to the following described real property located in Davidson County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Parcel ID: 086 10 0 080.00
Property Address: 3509 Albee Drive, Hermitage, TN 37076

Prior Deed recorded 07/13/2005 in Instrument 20050713-0081074, Davidson County Court Clerk's Office.

Witness our hands this the 9 day of Aug, 2016.

PETER ALVARADO

Cheryl Alvarado F/K/A
Cheryl Loatwall
CHERYL ALVARADO f/k/a
CHERYL LOATWALL

STATE OF Tennessee }

COUNTY OF Davidson }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, by PETER ALVARADO and CHERYL ALVARADO f/k/a CHERYL LOATWALL, the Grantors, with whom I am personally acquainted (or who have proven to me on the basis of satisfactory evidence), and who have acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 9th day of August, 2016.

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

We hereby swear or affirm that to the best of our knowledge, information and belief that actual consideration for the transfer is $0.00.

PETER ALVARADO

Cheryl Alvarado F/K/A
Cheryl Loatwall
CHERYL ALVARADO f/k/a
CHERYL LOATWALL

Subscribed and sworn to before me this the 9th day of August, 2016.

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

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

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 52 ON THE PLAN OF CHAPELWOOD SECTION 2, OF RECORD IN BOOK 5200, PAGE 83, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 52 FRONTS 85 FEET ON THE WESTERLY MARGIN OF ALBEE DRIVE AND EXTENDS BACK 148.34 FEET ON THE NORTHERLY LINE AND 149.31 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 33.64 FEET THEREON.

Parcel ID: 086 10 0 080.00

Commonly known as 3509 Albee Drive, Hermitage, TN 37076
However, by showing this address no additional coverage is provided

BEING THE SAME PROPERTY CONVEYED TO **PETER ALVARADO AND CHERYL LOATWALL** BY DEED RECORDED ON **July 13, 2005** IN **Instrument: 20050713-0081074**.

True Copy Certification

I, Joseph Luis Prado, Jr., do hereby make oath that I am licensed attorney and/or 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

Printed Name: Joseph Luis Prado, Jr.

State of California

County of Orange

Personally appeared before me, T. House a notary public for this county and state, Joseph Luis Prado, Jr., 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: 2-3-19

Notary Seal:

T. HOUSE
Commission # 2096091
Notary Public - California
Los Angeles County
My Comm. Expires Feb 3, 2019