Davidson County DEEDQC
Recvd: 09/14/16 14:06 3 pgs
Fees:17.00 Taxes:0.00
20160914-0096732

THIS INSTRUMENT WAS PREPARED BY: **Signature Title Services, LLC** **1517 Hunt Club Blvd., Ste 200** **Gallatin, TN 37066** THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.	STATE OF TENNESSEE COUNTY OF Sumner THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $0.00. AFFIANT SUBSCRIBED AND SWORN TO BE ME, THIS 13th DAY OF September 2016 NOTARY PUBLIC MY COMMISSION EXPIRES: 11/17/18

RACHEL BELLAMY
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner:
Margarita Mancilla Payo
Esmeralda Jimenez Manilla
4456 Winton Dr
Antioch, TN 37013

Send Tax Bill To:
New Owner

Map/Parcel Numbers:
163-02-0-039.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Rafael Jimenez Calderon, married** herein called "GRANTOR", by these presents, does hereby quitclaim and convey unto **Margarita Mancilla Payo, married and Esmeralda Jimenez Manilla, single** herein called "GRANTEE", their successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in **Davidson County**, State of Tennessee, described as follows, to-wit:

BEING LOT NO. 90 ON THE PLAN OF HICKORY HIGHLANDS SECTION TWO, PHASE ONE (ERRONEOUSLY SHOWN AS PHASE TWO ON VESTING DEED) OF RECORD IN INSTRUMENT NUMBER 19991223-0306510, (ERRONEOUSLY SHOWN AS INSTRUMENT NUMBER 19991223-030610 ON VESTING DEED) REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO RAFAEL JIMENEZ CALDERON, MARRIED FROM SHAUN DONOVAN, THE SECRETARY, DEPARTMENT OF HOUSING & URBAN DEVELOPMENT OF WASHINGTON, DC, BY CASH DEED FOR TENNESSEE, DATED 7/11/13 RECORDED ON 7/19/13 IN INSTRUMENT NO. 20130719-0074774 SAID REGISTER'S OFFICE FOR SAID COUNTY. SUBJECT PROPERTY HAS NEVER BEEN THE PRINCIAPL RESIDENCE OF GRANTOR NOR ANY OF HIS HEIRS AND/OR ASSIGNS.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved property known as **4456 Winton Dr., Antioch, TN 37013**

WITNESS our hands this 13th day of September, 2016.

Rafael Jimenez Calderon

Rafael Jimenez Calderon

STATE OF Tennessee

COUNTY OF Sumner

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Rafael Jimenez Calderon**, whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the forgoing instrument for the purpose therein contained.

Witness my hand this 13th day of September 2016

RACHEL BELLAMY
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Rachel Bellamy

Notary Public

My commission expires: 11/17/18

True Copy Certification

I, KRISTEN TRAINI, 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 TENNESSEE

County of SUMNER

Personally appeared before me, DARLENE K. SUHRBIER, a notary public for this county and state, KRISTEN TRAINI 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: 5-27-2019
Notary' Seal (if on paper)

