Davidson County DEEDQC
Recvd: 11/23/16 15:33 4 pgs
Fees:22.00 Taxes:0.00
20161123-0124063

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

QUIT CLAIM DEED

Return To:

New Owner(S) Address &
Mail Tax Statements To:
Ronald Crowder and Milagros Casiano Del Valle
5049 Singing Hills Drive
Antioch, TN 37013

Property Tax ID#: 176 01 0A 075.00
File #: FNTGI-101326143-144777-CJ

For and in consideration of ZERO and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, RONALD CROWDER a married man who acquired title without marital status herein joined by his spouse MILAGROS CASIANO DEL VALLE, as Grantors, hereby convey all rights, titles and interests that we may have in to RONALD CROWDER and his wife MILAGROS CASIANO DEL VALLE, as Tenants by the Entirety, as Grantees, to the following described real property located in Davidson County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Parcel ID: 176 01 0A 075.00
Property Address: 5049 Singing Hills Drive, Antioch, TN 37013

Prior Deed recorded 05/11/2011, in Instrument 20110511-0036278, Davidson County Court Clerk's Office.

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

Ronald Crowder

RONALD CROWDER

Milagros Casiano Del Valle

MILAGROS CASIANO DEL VALLE

STATE OF Tennessee }

COUNTY OF Davidson }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, RONALD CROWDER and MILAGROS CASIANO DEL VALLE, 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.

CAROL DIGIORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-2-2018

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

Carol DiGiore

Notary Public

My Commission expires: 7-2-18

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

Ronald Crowder

RONALD CROWDER

Milagros Casiano Del Valle

MILAGROS CASIANO DEL VALLE

CAROL DIGIORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-2-2018

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

Carol DiGiore

Notary

My Commission expires: 7-2-18

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. 75 ON THE PLAN OF THE ESTATES OF HICKORY WOODS, OF RECORD IN INSTRUMENT NO. 20010412-0036163, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

Parcel ID: 176 01 0A 075.00

Commonly known as 5049 Singing Hills Drive, Antioch, TN 37013
However, by showing this address no additional coverage is provided

BEING THE SAME PROPERTY CONVEYED TO **RONALD CROWDER** BY DEED RECORDED ON **May 11, 2011** IN **Instrument: 20110511-0036278**.

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