Davidson County DEEDQC
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Fees:22.00 Taxes:0.00
20161130-0125469

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 - PA, 200 Marshall Drive, Suite 100, 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.:
Jessica M. Lazo		149120B02100CO
1213 Twin Circle		
Nashville, TN 37217		

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, JESSICA LAZO also known as JESSICA M. LAZO, an unmarried woman, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto JESSICA M. LAZO, an unmarried woman, in fee simple, hereinafter referred to as "Grantee", whose mailing address is: 1213 Twin Circle, Nashville, TN 37217, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 35 on the plan of FOREST COVE, PHASE 1, a Planned Unit Development, of record in Plat Book 9700, Page 754-755, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description of said lot.

TAX ID NO.: 149120B02100CO

Being the same property conveyed to Jaime Lazo and wife, Mercedes Lazo and Jessica Lazo, an unmarried woman, joint tenants with right of survivorship from Hearthside Homes, LLC., an Indiana Limited Liability Company by deed dated November 19, 1999 and recorded on November 30, 1999 in book 11760 page 147 in the Register's Office of Davidson County, Tennessee. The said Jaime Lazo having departed life on or about December 27, 2008, and said

property transferring to Mercedes Lazo and Jessica Lazo, surviving joint tenants by operation of law. The said Mercedes Lazo having departed life on or about June 16, 2016 and said property transferring to Jessica Lazo, surviving joint tenant, by operation of law.

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 1213 Twin Circle, Nashville, TN 37217.

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 22 day of November, 2016.

Jessica Lazo also known as

JESSICA LAZO also known as
JESSICA M. LAZO

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that JESSICA LAZO also known as JESSICA M. LAZO, 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 22nd day of Nov, 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

VALUATION AFFIDAVIT

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

Jessica Sago also known as

Jessica Sago

Affiant/Grantee

Subscribed and sworn to before me this 22ND day of Nov, 2016

Karen R. Campbell

Notary Public

My Commission expires: Nov. 6, 2017

State of Tennessee

County of Davidson

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

True Copy Certification

I, SUZANNE RAFLA, 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 this this is a true and correct copy of the original document executed and authenticated according to law.

Suzanne Rafla
SUZANNE RAFLA

STATE OF PENNSYLVANIA
COUNTY OF Allegheny

Before me Mark J Appugliese, the undersigned officer, personally

Appeared Suzanne Rafla, known to me (or satisfactorily proven) to be

The person whose name is subscribed to the within instrument, and

acknowledged that she (he/she/they) executed the same for the purposes

therein contained.

In witness whereof, I hereunto set my hand and official seal.

Mark J Appugliese
Notary Public
Printed Name: Mark J Appugliese
My Commission Expires:
5/17/19

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Mark J. Appugliese, Notary Public
Wilmington Twp., Mercer County
My Commission Expires May 17, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES