Davidson County DEEDQC
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Fees:32.00 Taxes:0.00
20170127-0009231

Commitment Number: OS3300-16039216

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This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Luis A. Orozco and **Jethsemane Orozco**, 4029 Creekside Drive, Nashville, TN 37211

EXEMPT FROM TRANSFER TAX
67-4-409(a)(4) $0 consideration quitclaim deed

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
148 13 0 215.00

QUITCLAIM DEED

Luis Orozco, married to Jethsemane Orozco, and **Sephora Valdez, unmarried**, hereinafter grantors, whose tax-mailing address is **4029 Creekside Drive, Nashville, TN 37211**, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grant and quitclaim to **Luis A. Orozco** and **Jethsemane Orozco**, husband and wife as joint tenants, hereinafter grantees, whose tax mailing address is **4029 Creekside Drive, Nashville, TN 37211**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The land hereinafter referred to is situated in the City of Nashville, County of Davidson, State of TN, and is described as follows: Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Maple Valley Subdivision, Section Two of Record in Plat Book 6200, Page 645, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description.

Being the same property conveyed from Joshua B. Phillips and Amy J. Phillips to Luis Orozco and Sephora Valdez by deed dated July 27, 2000 and recorded August 8, 2000 in Instrument No. 200008080078709, of Official Records.

Property Address is: 4029 Creekside Drive, Nashville, TN 37211

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on Jan. 20, 2017:

Luis Orozco

Sephora Valdez

Jethsemane Orozco

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Jan. 20, 2017 by **Luis Orozco** and **Sephora Valdez** who are personally known to me or have produced driver's license as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Notary Public

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

ALL-PURPOSE ACKNOWLEDGMENT

State of Tennessee

County of Davidson

On Jan. 20, 2017 (DATE) before me, Karen R. Campbell (NAME OF NOTARY PUBLIC)

personally appeared Jethsemane Orozco (NAME(S) OF SIGNER(S)),

☐ personally known to me **OR** ☑ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), an that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

Place Notary Seal or Stamp Here

WITNESS my hand and official seal.

Karen R. Campbell
SIGNATURE OF NOTARY

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it may prove valuable to persons relying on this Acknowledgment and could prevent fraudulent reattachment of this certificate to another document.

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT

DESCRIPTION OF ATTACHED DOCUMENT

Quit Claim Deed
TITLE OR TYPE OF DOCUMENT

3
NUMBER OF PAGES

Jan. 20, 2017
DATE OF DOCUMENT

Luis Orozco
SIGNER(S) OTHER THAN NAMED ABOVE

Valuation Affidavit

I hearby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00

Pat Nikithser

Subscribed and sworn to before me this 26 day of JANUARY , 2017

Notary Public

Commission expires 06/18/2020

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
SHANNON MCINTYRE
Notary Public
MOON TWP, ALLEGHENY COUNTY
My Commission Expires Jun 18, 2020

TRUE COPY CERTIFICATION

I *Mark Bauwin*, 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 PENNSYLVANIA

COUNTY OF ALLEGHENY

PERSONALLY APPEARED BEFORE ME, *SHANNON MCINTYRE*, A NOTARY PUBLIC FOR THIS COUNTY ALLEGHENY AND STATE OF PENNSYLVANIA WHO ACKNOWLEDGES THAT, *MARK BAUWIN* PERSONALLY APPEARED AND AFFIRMS THAT THIS CERTIFICATION OF AN ELECTRONIC DOCUMENT IS TRUE AND CORRECT AND WHOSE SIGNATURE I HAVE WITNESSED.

Notary Signature

06/18/2020

Notary Commission Expires

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
SHANNON MCINTYRE
Notary Public
MOON TWP, ALLEGHENY COUNTY
My Commission Expires Jun 18, 2020