Davidson County DEEDQC
Recvd: 03/28/17 14:19 2 pgs
Fees:12.00 Taxes:0.00
20170328-0030157

This Instrument Prepared by & Return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Joseph A. Rubino and wife Lori A. Rubino** ("Grantors"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Jennifer Rubino,** (Grantee), a single woman, all of their rights, title, and interests in the following described real property, to wit:

Being Lot No. 210 on the Plan of Piccadilly Square, Phase II, of record in Book 6250, Page 92, 93, and 94, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Warranty Deed of record at Instrument Number **20081107-0111018** in said Register's Office.

IN TESTIMONY WHEREOF I/we have executed this instrument the 22nd day of **March, 2017.**

Joseph A Rubino

Lori A Rubino

STATE OF PA
COUNTY OF Pike

Personally appeared before me, a Notary Public in and for said state and county, **Joseph A Rubino and wife Lori A Rubino,** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22nd day of **March, 2017.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: March 25, 2020

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Patricia L Magie, Notary Public
Blooming Grove Twp., Pike County
My Commission Expires March 25, 2020

For recording information only

STATE OF Tennessee
COUNTY OF Davidson

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

AFFIANT

SUBSCRIBED AND SWORN before me this the 22 day of **March, 2017.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PROPERTY ADDRESS:	836 Bishopsgate Rd, Antioch, TN 37013
TAX PARCEL NO.:	**149-02-0-B-082.00CO**
PROPERTY OWNER:	**Jennifer Rubino**
OWNER'S ADDRESS:	836 Bishopsgate Rd, Antioch, TN 37013
MAIL TAX BILLS TO:	owner at property address

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19.

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019