Davidson County	DEEDQC
Recvd: 04/05/17 13:01	5 pgs
Fees:27.00 Taxes:0.00	
20170405-0033423	

Commitment Number: 21622681
Seller's Loan Number: 2300427416

After Recording Return To:
Record and Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

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:
SARA MENDOZA, 721 CAMEO DRIVE, NASHVILLE, TN 37211A

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
119 12 0 038.00

QUITCLAIM DEED

This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

SARA SIZEMORE N/K/A SARA MENDOZA, who acquired title asa single woman, and is now married to Mark D. Mendoza, whose mailing address is **721 CAMEO DRIVE, NASHVILLE, TN 37211A**, hereinafter grantor, for $1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **SARA MENDOZA**, a married person, hereinafter grantee, whose tax mailing address is **721 CAMEO DRIVE, NASHVILLE, TN 37211A**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Land in Davidson County, Tennessee, being Lot No. 45 on the Map of Battlewood, Section One, as of record in Book 1835, Page 31, Register's Office for said county and described as follows:

Beginning at a point in the southerly margin of Cameo Drive at the common corner of Lot

Nos. 45 and 46; thence with the line between said lots, southerly 170.04 feet to the corner of said lots and of Lot Nos. 43 and 44; thence with the line between Lots 44 and 45, westerly 170 feet to the easterly margin of Cameo Drive; thence with the margin of the same northerly 45 feet to a point and continuing with the margin of the same, northerly and easterly around a curve 222.09 feet to the beginning.

Being the same parcel conveyed to Sara Sizemore from First Jordan, FLP, successor in trust to First Jordan, LLC as trustee of The 721 Cameo Drive Trust, by virtue of a deed dated 7/22/2011, recorded 7/15/2011, as instrument no. 20110722-056225 county of Davidson, state of Tennessee.

Assessor's Parcel No: 119 12 0 038.00

Property Address is: 721 CAMEO DRIVE, NASHVILLE, TN 37211

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

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.

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at 20110722-0056225 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 119 12 0 038.00

Executed by the undersigned on 12-22, 2016:

Sara Sizemore N/K/A Sara Mendoza

SARA SIZEMORE N/K/A SARA MENDOZA

STATE OF Tenn.
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Dec. 22, 2016 by **SARA SIZEMORE N/K/A SARA MENDOZA** who is personally known to me or has produced Drivers License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires March 07, 2017

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $_____0_____.

_____Affiant

Subscribed and sworn before me, this 13th day of March, 2017.

_____Notary

CHRISTINI V. CAREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires May 8, 2017

True Copy Certification

I, Jaime L. Petrosky, 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.

Jaime L. Petrosky
Signature

State of PA

County of Beaver

Personally appeared before me, Melanie Miller, a notary public for this county and state, Jaime L. Petrosky, 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: 4-27-2018
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Melanie Miller, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 27, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES