Davidson County DEEDQC
Recvd: 04/17/17 10:28 9 pgs
Fees:47.00 Taxes:0.00
20170417-0036716

Commitment Number: 21741964

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:
Miguel Frias Martinez, 3509 Donna Kay Drive, Nashville, TN 37211

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
134 05 0 032.00

QUITCLAIM DEED

Miguel Frias AKA Miguel Frias Martinez married to **Maria de Lourdes Campa Lugo**, who tax-mailing address is: **3509 Donna Kay Drive, Nashville, TN 37211 and Jose Frias**, unmarried, whose mailing address is **704 Tina Court, Antioch, TN 37013**, hereinafter grantors, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grant and quitclaim to **Miguel Frias Martinez**, a married man, hereinafter grantee, whose tax mailing address is **3509 Donna Kay Drive, Nashville, TN 37211**, 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. 64 on the plan of section three, addition to Greenwood Hills, of record in Book 5200, Page 33, register's office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof. Being the same parcel conveyed to Miguel Frias and Jose Frias from Matthew Joseph Casserly, by virtue of a Deed Dated 9/26/2000, Recorded 10/11/2000, as Instrument No. 20001011-0100764 County of Davidson, State of Tennessee.
Property Address is: 3509 Donna Kay 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 20001011-0100764 recorded at Book N/A, Page N/A in the Register's Office of Davidson County, Tennessee.

Parcel ID: 134 05 0 032.00

Executed by the undersigned on Dec. 15, 2016:

Miguel Frias AKA Miguel Frias Martinez

Miguel Frias AKA Miguel Frias Martinez
STATE OF Tenn.
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Dec. 15, 2016 by **Miguel Frias AKA Miguel Frias Martinez** 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

I, or we, hereby swear that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Miguel Frias Aka Miguel Frias Martinez
Affiant - Miguel Frias aka Miguel Frias Martinez

Subscribed and sworn to before me this 5 day of April, 2017

Notary Public

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires March 08, 2021

Maria de Lourdes Campa Lugo

Maria de Lourdes Campa Lugo
STATE OF Tenn.
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Dec. 15, 2016 by **Maria de Lourdes Campa Lugo** 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

I, or we, hereby swear that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $__0__, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Maria de Lourdes Campa Lugo
Affiant - Maria De Lourdes Campa Lugo

Subscribed and sworn to before me this 5 day of April, 2017

Notary Public

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires March 08, 2021

Jose Frias

Jose Frias
STATE OF Tenn.
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Dec. 15, 2016 by **Jose Frias** 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.

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

Notary Public

I, or we, hereby swear that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jose' Frias

Affiant- Jose Frias

Subscribed and sworn to before me this 30th day of March, 2017

Notary Public

My Commission Expires
May 17, 2020

LEILA BARGH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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