Davidson County DEEDQC
Recvd: 04/27/17 11:00 5 pgs
Fees:27.00 Taxes:0.00
20170427-0041412

Commitment Number: 22060889

After Recording 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:
Sergio Romo and **Veronica Romo Zermeno**, 820 POST OAK DR., ANTIOCH, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
164-16-0-A12-80-0CO

QUITCLAIM DEED

Sergio Romo Barrientos N/K/A Sergio Romo, married who acquired title as unmarried, and who is married to **Veronica Romo Zermeno**, (whose tax-mailing address is: 820 POST OAK DR., ANTIOCH, TN 37013) and **Oscar Romo Barrientos, unmarried,** (whose tax-mailing address is: 520 Cedarpark Cr., Laverne TN 37086) hereinafter grantors, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grant and quitclaim to **Sergio Romo and Veronica Romo Zermeno,** husband and wife as tenants by the entireties, hereinafter grantees, whose tax mailing address is 820 POST OAK DR., ANTIOCH, TN 37013, 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. 141 on the Plan of Meadow Woods, Section 5, of record in instrument No. 20010605-0058130, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description. Being the same parcel conveyed to Sergio Romo Barrientos and Oscar Romo Barrientos from Jerry Butler Builders, LLC, by virtue of a deed dated 6/20/2002, recorded 7/2/2002, as instrument no. 20020702-0079539 county of Davidson, state of Tennessee.

Property Address is: 820 POST OAK DR., ANTIOCH, TN 37013

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 deed recorded at 20020702-0079539 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: 164-16-0-A12-80-0CO

Executed by the undersigned on April 14, 2017:

Sergio Romo Barrientos N/K/A Sergio Romo

Sergio Romo Barrientos N/K/A Sergio Romo

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on April 14, 2017 by **Sergio Romo Barrientos N/K/A Sergio Romo** who is personally known to me or has produced driver's 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.

Karen R. Campbell
Notary Public

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

Veronica Romo Zermeno

Veronica Romo Zermeno

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on April 14, 2017 by **Veronica Romo Zermeno** 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.

Karen R. Campbell
Notary Public

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

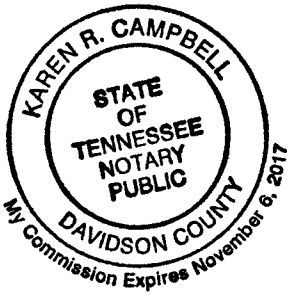
Oscar Romo Barrientos

Oscar Romo Barrientos

STATE OF Tennessee
COUNTY OF Rutherford

The foregoing instrument was acknowledged before me on April 8, 2017 by **Oscar Romo Barrientos** 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.

Karen R. Campbell
Notary Public



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