Davidson County DEEDQC
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Fees:22.00 Taxes:0.00
20170612-0058406

Commitment Number: 22095601

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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:
Jose H. Benitez, 336 Elysian Fields Rd., Nashville, TN 37211

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
133 15 0 040.00

QUITCLAIM DEED

Santos Benitez, unmarried, and **Jose H. Benitez,** married to **Idolina Montesinos Banos**, whose mailing address is **336 Elysian Fields Rd., Nashville, TN 37211**, hereinafter grantors, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grant and quitclaim to **Jose H. Benitez, a married man**, hereinafter grantee, whose tax mailing address is **336 Elysian Fields Rd., 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. 46 on the Plan of Paragon Hills Subdivision, of record in Plat Book 3300, Page 100, register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same parcel conveyed to Santos Benitez and Jose H. Benitez from John Czernozky, by virtue of a deed dated 9/16/2005, recorded 9/19/2005, as instrument no. 20050919-0112120 county of Davidson, state of Tennessee.
Property Address is: 336 Elysian Fields Rd., Nashville, TN 37211

Seller makes no representations or warranties, of any kind or nature whatsoever, other

True Copy Certification

I, David Bagwell, 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.

David Bagwell
Signature

State of PA

County of Beaver

Personally appeared before me, Melanie Miller, a notary public for this county and state, David Bagwell, 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

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.

Executed by the undersigned on March 24, 2017:

Santos Benitez

Jose H. Benitez

Idolina Montesinos Banos

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on March 24, 2017 by **Santos Benitez, Jose H. Benitez, Idolina Montesinos Banos** who are personally known to me or have produced driver licenses, passport 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

BETTE SHULMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
November 6, 2017

STATE OF ~~TENNESSEE~~ Pennsylvania COUNTY OF Beaver

The actual consideration or true value, whichever is greater for this transfer is $ 0.00.

Christina Delp Affiant

Subscribed and sworn before me, this 9th day of May, 2017.

Melanie Miller Notary

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