Davidson County DEEDQC
Recvd: 06/21/17 14:41 3 pgs
Fees:17.00 Taxes:0.00
20170621-0062600

Return To:
First American Mortgage Solutions
Attn: Recording Team
1500 Solana Blvd. Bldg. 6 Suite 6200
Westlake, TX 76262

Order Number:
22934

QUITCLAIM DEED

THIS DEED OF CONVEYANCE made and entered into on this 16th day of June, 2017, by and between **Michael J. Vazquez, divorced and not remarried, and Samantha C. Triolo, divorced and not remarried,** hereinafter known and referred to as **GRANTORS**, and **Samantha C. Triolo, an unmarried woman,** whose tax mailing address is 3821 Waterford Way, Antioch, TN 37013, hereinafter known and referred to as **GRANTEE;**

W I T N E S S E T H :

For and in consideration of the sum of **$0.00**, cash in hand paid by Grantee to Grantors, the receipt of all of which is hereby acknowledged, the Grantors have bargained, sold, aliened, and conveyed, and do by these presents quitclaim unto the Grantee, his or her heirs and assigns forever, a certain tract of real estate more fully described as follows:

Land in Davidson County, Tennessee, Being Lot No. 38, on the Plan of Peninsula Point, Phase Three, Section Three, of record in Book 11700, Page 32, Register's Office for Davidson County, to which plan reference is Hereby made for a more complete Description.

Being the same parcel conveyed to Samantha Triolo Vazquez and husband, Michael J. Vazquez, from Michael J. Vazquez, unmarried man, and Samantha C. Triolo, n/k/a Samantha Triolo Vazquez, unmarried woman, by virtue of a deed dated February 2, 2009, recorded March 10, 2009, as Instrument No. 20090310-0021765 County of Davidson, State of Tennessee.

Assessor's Parcel No: 137 -13-A/38CO

This conveyance is exempt from transfer tax under T.C.A 67-4-409(a)(3)(E), as same is pursuant to that divorce decree entered in Davidson County Civil Action No. 15D-1252, and therefore, no oath of value is required for this deed in accordance with the provisions of T.C.A. 67-4-409(a)(5).

TRIOLO
52945972 TN
FIRST AMERICAN ELS
QUIT CLAIM DEED

COURTESY RECORDING
NO TITLE LIABILITY

IN TESTIMONY WHEREOF, witness the hand of the Grantors herein, all on this the day and year first above written.

Michael J. Vazquez

STATE OF Tennessee)
)
Davidson COUNTY)

The undersigned, a Notary, does certify that on this 10th day of June, 2017, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by Michael J. Vazquez.

Karen R. Campbell
Notary Public KAREN R. CAMPBELL
My Commission Expires: Nov. 6, 2017

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

Samantha C. Triolo

STATE OF Tennessee)
)
Davidson COUNTY)

The undersigned, a Notary, does certify that on this 10th day of June, 2017, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by Samantha C. Triolo.

Karen R. Campbell
Notary Public KAREN R. CAMPBELL
My Commission Expires: Nov 6, 2017

Mail Tax Bills (Person or Agency Responsible for Payment of Taxes):
Samantha C. Triolo
3821 Waterford Way
Antioch, TN 37013

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

Property Owner and Address:
Samantha C. Triolo
3821 Waterford Way
Antioch, TN 37013

This instrument prepared without title examination by:

George O. Pearson, Esq.
TN Bar ID 024814
203 West Second Street
Lexington, KY 40507
(859) 253-2789