**This instrument prepared by:**
Leila H. Hale, Esq.
9041 South Pecos Road #3900
Henderson, NV 89074
Phone: 702-736-6400

Davidson County DEEDQC
Recvd: 06/30/17 10:12 4 pgs
Fees:22.00 Taxes:0.00
20170630-0065954

# QUITCLAIM DEED

TITLE OF DOCUMENT

63158458-4078101

**ADDRESS NEW OWNER AS FOLLOWS:**
Manuel and Jessie Morales
2028 Towering Oaks Drive
Hermitage, Tennessee 37076

**MAIL TAX STATEMENT TO:**
Manuel and Jessie Morales
2028 Towering Oaks Drive
Hermitage, Tennessee 37076

**MAP PARCEL NUMBERS:**
Map/Parcel:
109040A02800CO

FOR AND IN CONSIDERATION of ONE AND NO/100 DOLLAR ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, **Manuel Morales and Jessie Morales, formerly known as Jessie M. Ramos, husband and wife** by these presents do hereby quitclaim and convey unto the said **Manuel Morales and Jessie Morales, husband and wife**, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in **Davidson** County, **Tennessee**, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to update title holders name.

This is unimproved ( ) property known as 2028 Towering Oaks Drive, Hermitage, Tennessee 37076
Improved (✓)

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

(Attached to and becoming a part of Quitclaim Deed dated: JUNE 12, 2017 between **Manuel Morales and Jessie Morales, formerly known as Jessie M. Ramos, husband and wife,** as Seller(s) and **Manuel Morales and Jessie Morales, husband and wife,** as Purchaser(s).)

Witness our hand this 12 day of June, 2017, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Manuel Morales

Jessie Morales
f/k/a Jessie M. Ramos
Jessie Morales f/k/a Jessie M. Ramos

**ACKNOWLEDGMENT**

**STATE OF** Tennessee )
**COUNTY OF** Davidson ) ss

Personally appeared before me, Carol DiGiore, a Notary Public in and for said County and State, **Manuel Morales and Jessie Morales f/k/a Jessie M. Ramos** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at Nashville TN this 12 day of June, A.D., 2017.

**NOTARY STAMP/SEAL**

CAROL DIGIORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-2-2018

Carol DiGiore
NOTARY PUBLIC
Notary Commission Expires: 7-2-18
CAROL DIGIORE

**AFFIDAVIT OF VALUE**

**STATE OF** Tennessee )
**COUNTY OF** Davidson )

I, or we, hereby swear or affirm that to the best of affiants knowledge, Information, and belief, the actual consideration or value whichever is greater, for this transfer is $0.00 recordation tax code 67-4-409(a)(4).

Subscribed and sworn to before me this the 12 day of June, 2017.

Affiant

Jessie Morales (Affix Seal)
f/k/a Jessie M. Ramos

Notary Public
My Commission Expires: 7-2-18
CAROL DIGIORE

CAROL DIGIORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-2-2018

**EXHIBIT "A"**
**LEGAL DESCRIPTION**

LAND SITUATED IN THE COUNTY OF DAVIDSON IN THE STATE OF TN

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 52 ON THE PLAN OF TOWERING OAKS PHASE ONE AS SHOWN ON THE PLAN OF RECORD IN INSTRUMENT NO 20071127-0137704 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

Being the same property conveyed to Manuel Morales and Jessie M. Ramos, husband and wife by Deed from NVR, Inc., T/A Fox Ridge Homes of record in Document No. 20120710-0060382 said Register's Office.

# True Copy Certification

I, NATASA KALAJIAN, 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.

N Kalajian 6/12/17

Signature NKALAJIAN

State of Michigan

County of Wayne

Personally appeared before me, Alexandria N. Tate, a notary public for this county and state, NATASA KALAJIAN who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

ALEXANDRIA N. TATE

My Commission Expires: 2/25/2022

Notary' Seal (if on paper)

ALEXANDRIA N. TATE
NOTARY PUBLIC, STATE OF MICHIGAN
COUNTY OF OAKLAND
MY COMMISSION EXPIRES 02-25-2022
ACTING IN THE COUNTY OF WAYNE