This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 307
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Davidson County DEEDQC
Recvd: 07/27/17 09:48 4 pgs
Fees:22.00 Taxes:0.00
20170727-0076006

State of Tennessee}
County of Davidson}

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

Affiant Signature

Subscribed and sworn to before me on this the 25 day of July, 2017

Notary Public

My Commission expires 3/13/21

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Teodulo Ortuno Jr. & Larissa Reyes
5168 Singing Hills Drive
Antioch, TN 37013
SEND TAX BILLS TO:
Teodulo Ortuno Jr. & Larissa Reyes
5168 Singing Hills Drive
Antioch, TN 37013
MAP AND PARCEL NUMBER: 176010A02100CO

QUITCLAIM DEED

17NT00291

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

TEODULO ORTUNO AND WIFE, LARISSA REYES

By these presents do remise, release and **QUITCLAIM** unto

TEODULO ORTUNO JR AND WIFE, LARISSA REYES

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 21, ON THE PLAN OF THE ESTATES OF HICKORY WOODS, OF RECORD IN INSTRUMENT NO. 20010412-0036163, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO TEODULO ORTUNO AND WIFE, LARISSA REYES BY WARRANTY DEED FROM FRANCISCO GUZMAN, UNMARRIED AND TIFFANY HONIGMAN, UNMARRIED AS RECORDED 8-16-11 AS INSTRUMENT NO. 20110816-0065096.

This is improved property commonly known as 5168 Singing Hills Dr., Antioch, TN 37013.

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

Witness our hands this 21st day of July, 2017.

Teodulo Ortuno AKA Teodulo Ortuno Jr

State of Tennessee}
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Teodulo Ortuno AKA Teodulo Ortuno Jr,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 21st day of July, 2017.

Notary Public

My Commission expires: 3 / 10 / 19.

GIB VAN DER HEYDEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Larissa Reyes

State of Tennessee}
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Larissa Reyes,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 21st day of July, 2017.

Notary Public

My Commission expires: 3 / 10 / 19.

GIB VAN DER HEYDEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

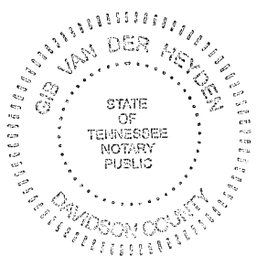
Teodulo Ortuno Jr

State of Tennessee}
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Teodulo Ortuno Jr,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 21st day of July, 2017.

Notary Public



My Commission expires: 3 / 10 / 19.

Certificate of Authenticity

I, Edward A. Cooper, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jacqueline G. Brown, a notary public for this county and state, Edward A. Cooper 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: 11-5-18.

Notary's Seal (If on paper)

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY