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

Bill Garrett Davidson County
Batch# 23393 DEEDQC
11/08/2017 08:45:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20171108-0114801

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 1st day of November, 2017

Notary Public

My Commission expires 10/7/19

SEAN HUDDLESTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 7, 2019

NAME AND ADDRESS OF PROPERTY OWNER:
Ramon Delacerda
1412 Rockglade Run
Antioch, Tennessee 37013-215
SEND TAX BILLS TO:
Ramon Delacerda
1412 Rockglade Run
Antioch, Tennessee 37013-215
MAP AND PARCEL NUMBER: Tax ID #: 164070A17800C0

QUITCLAIM DEED

17NT00572

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 we,

RAMON DE LA CERDE RAMIREZ AND MAGDALENA FONSECA ORTEGA
AKA Ramon Delacerda
By these presents do remise, release and **QUITCLAIM** unto

RAMON DELACERDA AND MAGDALENA FONSECA ORTEGA, HUSBAND AND WIFE

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

Being all of Lot No. 191, on the plan of Section Two, Harvest Grove, formerly (Tillman Property), according to plat and survey appearing of record in Instrument Number 20140529-0046065, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Ramon De La Cerde Ramirez and Magdalena Fonseca Ortega, husband and wife, by Warranty Deed from Ole South Properties, Inc., dated 10/23/2015 and recorded 11/08/2015 in Document No. 20151106-0113214, Register's Office for Davidson County, TN.

This is an improved property commonly known as 1412 Rockglade Run, Antioch, TN 37013.

Witness our hands this 1st day of November, 2017

Ramón de la Cerda.

RAMON DELACERDA

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Ramon Delacerda, 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 1st day of November, 2017

Notary Public

My commission expires: 3.10.19

Witness our hands this 1st day of ~~January, 2016.~~ November 2017

Magdalena Fonseca Ortega

MAGDALENA FONSECA ORTEGA
State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **MAGDALENA FONSECA ORTEGA**, 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 1st day of November, 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.

Jacqueline G Brown

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