After Recording Return to:
510-307449
LenderLive Settlement Services
1044 Main Street, Suite 600
Kansas City, MO 64105

Prepared: P. DeSantis, Esquire
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300
PREPARER NOT RESPONSIBLE FOR CLOSING

Map & Parcel:
118-10-139

Bill Garrett Davidson County
Batch# 70096 DEEDQC
03/16/2018 09:28:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180316-0024931

QUITCLAIM DEED

{Exempt from Taxation Pursuant to T. C. A § 67-4-409 (3) (A) (i) }
[this deed is being executed to update marital status and add spouse to title]

New Owner/ Property Being Conveyed
Roger D. Cunningham
Thomas Yzaguirre
3462 Crestridge Drive,
Nashville TN 37204

Send Tax Bills To:
New Owner

Mail Tax Statement To:
New Owner

THIS INDENTURE, made this 1st day of March, 2018, between ROGER D. CUNNINGHAM, a now married man, joined by his spouse THOMAS YZAGUIRRE, residing at 3462 Crestridge Drive, Nashville, TN 37204, hereinafter referred to as "**Party of the First Part**" and ROGER D. CUNNINGHAM and THOMAS YZAGUIRRE, a married couple, as tenants by the entireties, hereinafter referred to as "**Party of the Second Part.**"

WITNESSETH

That the said Party of the First Part, for and in consideration of the sum of Ten Dollars ($10.00) and no other good and valuable consideration in hand paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUIT-CLAIMED, and, do hereby bargain, sell remise, release and QUIT-CLAIM unto the said Party of the Second Part, the following described premises, to wit:

Situated in Davidson County, Tennessee and being further bounded and described as follows:

BEING LOT NO. 81, ON THE PLAN OF PLEASANT VALLEY, OF RECORD IN BOOK 1424, PAGE 63, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCTRIPTION.

SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY AS CONVEYED TO ROGER D. CUNNINGHAM, UNMARRIED FROM DAVID LEHMAN GREENE, UNMARRIED, BY WARRANTY DEED RECORDED 09/27/1996, IN BOOK 10205, PAGE 395, IN DAVIDSON COUNTY, TENNESSEE.

PROPERTY ADDRESS: 3462 Crestridge Drive, Nashville, TN 37204
The legal description was obtained from a previously recorded instrument.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal the day and year first above written.

Roger D. Cunningham
ROGER D. CUNNINGHAM

Thomas Yzaguirre
THOMAS YZAGUIRRE

STATE OF TENNESSEE }
COUNTY OF Davidson }

On this 1 day of Mar, 2018, before me personally appeared **ROGER D. CUNNINGHAM** and **THOMAS YZAGUIRRE**, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Marna Lawson
NOTARY PUBLIC

My Commission Expires:_____

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $.00.

Roger D. Cunningham
ROGER D. CUNNINGHAM

Thomas Yzaguirre
THOMAS YZAGUIRRE

Subscribed and sworn to before me this 1 day of March, 2018.

Marna Lawson
NOTARY PUBLIC

My Commission Expires:_____

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.





True Copy Certification

I, Rhonda Hammond, 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
Rhonda Hammond

State of Missouri

County of Jackson

Personally appeared before me, ~~[Name of Notary]~~ Theresa A. Ramsey, a notary public for this county and state, Rhonda Hammond 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: 2-19-21
Notary' Seal (if on paper)

THERESA A. RAMSEY
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires Feb. 19, 2021
Commission # 13409461