Bill Garrett Davidson County
Batch# 83016 DEEDQC
04/20/2018 09:26:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20180420-0037272

Quit Claim Deed

Return to: / Mail Tax Statement To:
Clemencia Cana-Toc and Juan Hernandez Pichilla
66 Lutie Street,
Nashville, TN 37210

Prepared by:
Require Real Estate Solutions, llc
c/o Attorney Thomas G McCroskey
Tennessee Bar # 015569
5029 Corporate Woods Drive, Suite 225
Virginia Beach, VA 23462

Property address:
66 Lutie Street, Nashville, TN 37210

This Instrument Prepared By:
Require Real Estate Solutions, LLC
c/o Attorney Thomas G McCroskey
Tennessee Bar # 015569
5029 Corporate Woods Drive, Suite 225
Virginia Beach, VA 23462
Recording Requested By: WFG Lender Services
And After Recording Return To:
Clemencia Cana-Toc and Juan Hernandez Pichilla
66 Lutie Street
Nashville, TN 37210
Reference Number: 10083160TN

Mail Tax Statements To:
Clemencia Cana-Toc and Juan Hernandez Pichilla
66 Lutie Street
Nashville, TN 37210

Property Tax ID#: 119-06-0-197-00

QUIT CLAIM DEED

For and in consideration of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, **CLEMENCIA CANA-TOC AND JUAN HERNANDEZ PICHILLA A/K/A JUAN HERNANDEZ**, whose post office address is 66 Lutie Street, Nashville, TN 37210, as Grantor(s), and **CLEMENCIA CANA-TOC AND JUAN HERNANDEZ PICHILLA, WIFE AND HUSBAND**, whose post office address is 66 Lutie Street, Nashville, TN 37210, as Grantee(s) hereby conveys all right, title and interest that I may have in and to the following described real property located in Davidson County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

PROPERTYADDRESS: 66 Lutie Street, Nashville, TN 37210

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

IN WITNESS WHEREOF, the said Grantor(s) has/have hereunto set their hand(s) and seal(s) on this 3rd day of April, 2018.

Clemencia Cana-Toc
Clemencia Cana-Toc

Juan Hernandez Pichilla
Juan Hernandez Pichilla a/k/a Juan Hernandez

STATE OF Tennessee
COUNTY OF Davidson

On this 3rd day of April, 2018 before me personally appeared Clemencia Cana -Toc and Juan Hernandez Pichilla a/k/a Juan Hernandez, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person(s) free act and deed.

Witness my hand, at offices, the 3rd day of April, 2018.

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 3/13/21

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Attorney Thomas G. McCroskey

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $10.00.

Angela Hernandez
Affiant

Subscribed and sworn to before me this 2nd day of April, 2018 by ~~Silvia Bermudez~~ S.B. Angela Hernandez.

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
Commission Expires 5/13/21

Name and address for person(s) responsible for taxes:

Clemencia Cana-Toc and Juan Hernandez Pichilla
66 Lutie Street
Nashville, TN 37210

Name and address of property owner:

Clemencia Cana-Toc and Juan Hernandez Pichilla
66 Lutie Street
Nashville, TN 37210

Exhibit "A"

BEING LOT NO. 122 ON THE PLAN OF PART OF THE W.C. MILLER HOME PLACE AS STERLING HEIGHTS, SECTION FOUR, OF RECORD IN PLAT BOOK 1835, PAGE 9, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

SAID LOT NO. 122 FRONTS 80 FEET ON THE NORTH SIDE OF LUTIE STREET AND RUNS BACK BETWEEN LINES, 166.4 FEET ON THE WEST LINE AND 165.5 FEET ON THE EAST LINE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 80 FEET.

SITUATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE.

THIS BEING THE SAME PROPERTY CONVEYED TO CLEMENCIA CANA TOC AND JUAN HERNANDEZ BY DEED FROM EDWIN A. BEARD AND WIFE, THERESA G. BEARD DATED October 17, 2003 AND RECORDED October 23, 2003 UNDER Instrument No. 20031023-0156953 OF THE Davidson COUNTY, TN RECORDER'S OFFICE.

Tennessee Certification of Electronic Document

I, Jennifer Lander, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Jennifer Lander
Signature

State of Pennsylvania
County of Allegheny

Personally appeared before me, Autumn R Carnegie, a notary public for this county and
Notary's Name

state, Jennifer Lander, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Autumn R C
Notary Signature
Autumn R Carnegie

MY COMMISSION EXPIRES: 06/06/2020

NOTARY'S SEAL

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
AUTUMN R CARNEGIE
Notary Public
FINDLEY TWP, ALLEGHENY COUNTY
My Commission Expires Jun 6, 2020

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).