Bill Garrett Davidson County
Batch# 87913 DEEDQC
05/03/2018 11:13:30 AM 8 pgs
Fees: $42.00 Taxes: $0.00
20180503-0042292

THIS INSTRUMENT PREPARED BY:
Phillip G. Hord III
6509 Brantford Ct.
Plano, TX 75093

WHEN RECORDED RETURN TO:
Lisa Luna-Gomez
880 Oakwood Terrace Drive
Anitoch, TN 37013

SEND TAX BILLS TO:
Title Source, Inc.
662 Woodward Avenue
Detroit, MI 48226-1906

NEW OWNER'S MAILING ADDRESS:
Lisa Luna-Gomez
880 Oakwood Terrace Drive
Anitoch, TN 37013

MAP–PARCEL NUMBER(S): 148 08 0 043.00

64300225-4526590 **QUITCLAIM DEED** 3401141144 #1

THIS INDENTURE, made and entered into this day of 3/23/18, pursuant to a Judgment of Divorce, dated January 24, 2012 as Cause No. 11D-2661 in the Davidson County Court, Tennessee; by and between **Lisa Luna-Gomez fka Lisa Frazier and Antonio Luna-Gomez, both unmarried, as joint tenants with rights of survivorship**, hereafter "Grantor", and **Lisa Luna-Gomez, a single woman**, hereafter "Grantee".

WITNESSETH: that, for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, Grantor hereby quitclaims and conveys unto Grantee and his heirs and assigns, all of his right, title and interest in and to the following described real estate, situated and being in **Davidson** County, State of **Tennessee**:

BEING LOT NO. 57, ON THE PLAN OF SECTION ONE, OAKWOOD TERRACE, OF RECORD IN PLAT BOOK 4460, PAGES 54 AND 55, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Property Address: **880 Oakwood Terrace Drive, Anitoch, TN 37013**

Being the same property conveyed to **Lisa Luna-Gomez fka Lisa Frazier and Antonio Luna-Gomez, both unmarried, as joint tenants with rights of survivorship**, by deed dated **July 27, 1998**, of record in Liber/Book **11040**, Page/Folio **545**, in the Office of the Clerk of **Davidson** County, **Tennessee.**

Said property is conveyed subject to such limitations and encumbrances as may affect the property.

This transfer is exempt from transfer tax pursuant to **T.C.A. 67-4-409(a)(3)(F)**.

No Title Examination has been performed with the preparation of this deed.

WITNESS the signature of the Grantor the day and year first above written.

GRANTOR(S):

Lisa Luna-Gomez FKA Lisa Frazier

Lisa Luna-Gomez fka Lisa Frazier

STATE OF **TENNESSEE** §
COUNTY OF Robertson §

On this 23rd day of March, 2018, before me personally appeared **Lisa Luna-Gomez fka Lisa Frazier** to me known to be the person (or persons) described in and who executed in my presence the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Jason R Burner
Signature of Notary Public

Jason R Burner
Printed Name of Notary Public

My Commission Expires: 9/4/19

(NOTARY SEAL OR STAMP)

JASON R. BURNER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

☐ Personally Known OR
☑ Produced Identification [Type of Identification Produced]: TNDL

GRANTOR(S):

Antonio Luna-Gomez

STATE OF **TENNESSEE** §
COUNTY OF Robertson §

On this 23 day of March, 2019, before me personally appeared **Antonio Luna-Gomez** to me known to be the person (or persons) described in and who executed in my presence the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Signature of Notary Public

Jason R Burner
Printed Name of Notary Public

My Commission Expires: 9/4/19

JASON R. BURNER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

(NOTARY SEAL OR STAMP)

☐ Personally Known OR
☑ Produced Identification [Type of Identification Produced]: TNDL

AFFIDAVIT OF VALUE

STATE OF **TENNESSEE** §
COUNTY OF Robertson §

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Lisa Luna-Gomez FKA Lisa Frazier
AFFIANT

Sworn to (or affirmed), subscribed and acknowledged before me this _____
Lisa Luna-Gomez fka Lisa Frazier

Jason R Burner
Signature of Notary Public

JASON R BURNER
Printed Name of Notary Public

My Commission Expires: 9/4/19

JASON R. BURNER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

(NOTARY SEAL OR STAMP)

☐ Personally Known OR
☑ Produced Identification [Type of Identification Produced]: TNDL

AFFIDAVIT OF VALUE

STATE OF **TENNESSEE** §
COUNTY OF Robertson §

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Antonio Luna Luna
AFFIANT

Sworn to (or affirmed), subscribed and acknowledged before me this _____
Antonio Luna-Gomez

Jason R Burner
Signature of Notary Public

JASON R BURNER
Printed Name of Notary Public

My Commission Expires: 9/4/19

JASON R. BURNER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

(NOTARY SEAL OR STAMP)

☐ Personally Known OR
☑ Produced Identification [Type of Identification Produced]: TNDL

OWNERS: **Lisa Luna-Gomez fka Lisa Frazier and Antonio Luna-Gomez, both unmarried, as joint tenants with rights of survivorship**

CLIENT: **Title Source, Inc.**

PROPERTY ADDRESS: **880 Oakwood Terrace Drive**
Anitoch, TN 37013

Disclosure of Counsel

IDENTIFICATION OF COUNSEL. **Robertson Anschutz Vetters** ("RAV") and its Co-Counsel, **Phillip G. Hord III, 6509 Brantford Ct., Plano, TX 75093** have been retained by Client to prepare certain legal documents affecting the referenced property which may include a Deed conveying the property, Release of Lien or similar document releasing encumbrances on the property and such other documents as are appropriate to convey and/or cure title to the property and said documents will likely require execution by the Owners.

ACKNOWLEDGEMENT OF REPRESENTATION. The undersigned Owners acknowledge the foregoing identification of representation and acknowledge RAV and their Co-Counsel have not advised Owners or otherwise provided any legal assistance or representation of any kind to Owners. Further, by execution hereof, Owners acknowledge their right to retain counsel of their choosing to advise on legal matters involving the said property and, specifically, the documents prepared by Counsel named herein.

PAYMENT FOR SERVICES PROVIDED BY RAV. The undersigned acknowledge that they are obligated to pay certain legal fees for the preparation of legal documentation by RAV as required by Client. No charge is made for the preparation of documents except those specifically identified on the Invoice for services performed by RAV. Under no circumstances will RAV charge for Real Estate Settlement and Procedures Act or Truth-in-Lending Act disclosures.

The undersigned Owners acknowledge that they have read the foregoing Disclosure of Counsel and affirm the accuracy of the statements herein contained.

Owners

Lisa Luna-Gomez fka Lisa Frazier 3/23/18

Lisa Luna-Gomez fka Lisa Frazier Date

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The undersigned Owners acknowledge that they have read the foregoing Disclosure of Counsel and affirm the accuracy of the statements herein contained.

Owners

Antonio Luna Gomez 3/23/18

Antonio Luna-Gomez Date

True Copy Certification

I, Betsy Lanzotti, 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 Michigan

County of Wayne

Personally appeared before me, Jessica N Johnson, a notary public for this county and state, Betsy Lanzotti who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

Jessica N Johnson

My Commission Expires: April 25, 2022
Notary' Seal (if on paper)

JESSICA N. JOHNSON
Notary Public, State of Michigan
County of Wayne
My Commission Expires Apr. 25, 2022
Acting in the County of Wayne