After Recording Return to:
Unisource
2530 Red Hill Ave, Suite 110
Santa Ana, CA 92705

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

Bill Garrett Davidson County
Batch# 98835 DEEDQC
06/01/2018 10:45:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180601-0052250

Map & Parcel:
176 05 0A 084.00CO
UNLS1099859

QUITCLAIM DEED

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

New Owner/ Property Being Conveyed
Christian A. Virgen Villa
Claudia L. Lopez Flores
6645 Shadyview Drive,
Antioch, TN 37013

Send Tax Bills To:
New Owner

Mail Tax Statement To:
New Owner

THIS INDENTURE, made this 25th day of May, 2018, between CHRISTIAN A. VIRGEN VILLA, married, joined by his spouse CLAUDIA L. LOPEZ FLORES, residing at 6645 Shadyview Drive, Antioch, TN 37013, collectively hereinafter referred to as "**Party of the First Part**" and CHRISTIAN A. VIRGEN VILLA and CLAUDIA L. LOPEZ FLORES, husband and wife as tenants by the entireties, collectively 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, has 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO. 287, ON THE PLAN OF HICKORY WOODS ESTATES, SECTION "C", AS SHOWN BY PLAT APPEARING OF RECORD IN PLAT BOOK 6900, PAGES 885-887, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF SAID LOT.

THIS CONVEYANCE IS SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN BOOK 9678, PAGE 187, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

AND FURTHER SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY AS CONVEYED TO CHRISTIAN A. VIRGEN VILLA, MARRIED BY DEED FROM TERESA L. RAINS, AN UNMARRIED WOMAN, RECORDED 07/09/2013 AS DOCUMENT NO. 20130709-0070747, DAVIDSON COUNTY, TENNESSEE.

PROPERTY ADDRESS: 6645 Shadyview Drive, Antioch, TN 37013
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.

Christian A Virgen Villa
CHRISTIAN A. VIRGEN VILLA

Claudia L Lopez Flores
CLAUDIA L. LOPEZ FLORES

STATE OF TENNESSEE }

COUNTY OF Davidson **}**

On this 25th day of May, 2018, before me personally appeared **CHRISTIAN A. VIRGEN VILLA** and **CLAUDIA L. LOPEZ FLORES** 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.

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC

My Commission Expires: 5/13/21

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ **0.00**.

Christian A Virgen Villa
CHRISTIAN A. VIRGEN VILLA

Claudia L Lopez Flores
CLAUDIA L. LOPEZ FLORES

Subscribed and sworn to before me this 25th day of May, 2018.

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC

My Commission Expires: 5/13/21

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.

Tennessee Certification of Electronic Document

I, Jen Vlieger, 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.

Signature

State of California
County of Orange

Personally appeared before me, Patrice Jobin, a notary public for this county and
Notary's Name

state, Jen Vlieger, who acknowledges that this certification of an electronic
Signer's Name

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

Notary Signature

MY COMMISSION EXPIRES: Dec 29 2020

NOTARY'S SEAL

PATRICE JOBIN
COMM. # 2174218
NOTARY PUBLIC-CALIFORNIA
ORANGE COUNTY
MY COMM. EXP. DEC. 29, 2020