Bill Garrett Davidson County
Batch# 102485 DEEDQC
06/08/2018 02:40:30 PM 4 pgs
Fees: $23.00 Taxes: $74.00
20180608-0055345

Address New Owner As:	Send Tax Bills To:	Map-Parcel Number(s)
Felipe Pena Jeaninne Pena 3140 Bridgepoint Drive Nashville, TN 37207	Same	059-040A-228.00CO

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $-20,000.00-

Affiant

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

Subscribed and sworn to before me, this the 7 day of June, 2018.

Notary Public

My Commission Expires: 9-20-21
(Affix Seal)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **ANGELA LAPIETRA, ALEXA VALENTIN, and FELIPE PENA**, hereinafter referred to as the Grantor, has bargained and sold, and by these presents does transfer and quitclaim unto **FELIPE PENA and JEANINNE PENA**, husband and wife, hereinafter collectively referred to as the Grantee, and Grantee's successors and assigns, all of Grantor's interest in and to those certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee being Lot 171 on the Final Plat of Phase 4,5,6 of Brookview Subdivision, of record in Instrument No. 20060303-0025044, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

BEING the same property as that conveyed to Judy E. Pena and husband, Phillip Pena, by deed dated December 14, 2006, and recorded December 19, 2006 as Instrument No. 20061219-0156192, at the Register's Office for Davidson County, Tennessee. The said Philip Pena, intestate died on June 14, 2009.

The said Judy E. Pena died intestate on October 12, 2015. Pursuant to the Affidavits of Heirship recorded in Instrument 201806080055343 and Instrument 201806080055344 Register's Office for Davidson County, Tennessee, and by operation of law, the property has vested to Angela LaPietra, Alexa Valentin, and Felipe Pena, as the sole heirs-at-law for Judy E. Pena.

vested to Angela LaPietra, Alexa Valentin, and Felipe Pena, as the sole heirs-at-law for Judy E. Pena.

This is improved property, known as 3140 Bridgepoint Drive, Nashville, TN 37207.

Said properties are conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statue.

This instrument was prepared from information supplied by the Grantor and Grantee. No title examination, survey, or settlement has been performed and Midtown Title, LLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

IN WITNESS WHEREOF, this instrument has been executed this the 7 day of June, 2018.

GRANTOR:

ANGELA LAPIETRA

ALEXA VALENTIN

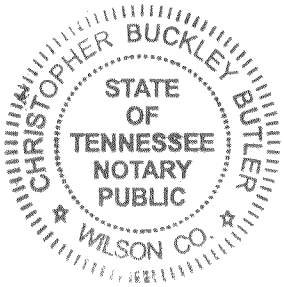
FELIPE PENA

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Angela Lapietra , the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, this the 7 day of June, 2018.



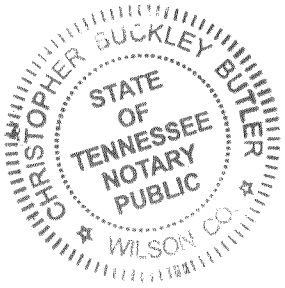
Notary Public
My Commission Expires: 9-20-21

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Alexa Valentin, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, this the 7 day of June, 2018.



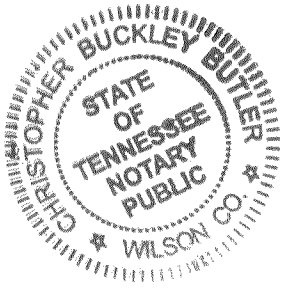
Notary Public
My Commission Expires: 9-20-21

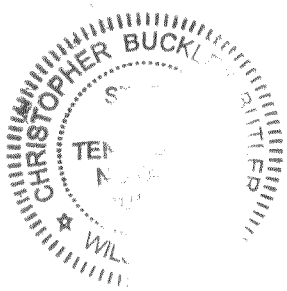
STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Felipe Pena, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, this the 7 day of June, 2018.





Notary Public
My Commission Expires: 9-20-21

True Copy Certification

I, Christopher M Corriveau, do herby 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 a true and correct copy of the original document executed and authenticated According to law.

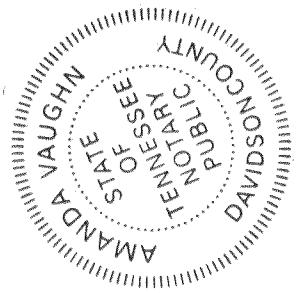
Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, 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: 5/5/2020

Notary's Seal (if on Paper)