Bill Garrett Davidson County
Batch# 106977 DEEDQC
06/21/2018 08:03:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180621-0059692

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $-0. Affiant Subscribed and sworn to before me, this 14th day of JUNE, 2018. Notary Public My commission expires:

Prepared by/Return to:
Signature Title Services, LLC
1517 Hunt Club Blvd, Ste 200
Gallatin, TN 37066

STACEY DENSON PALMER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires NOV. 5, 2018

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number
DIANA CAROLINA ROJAS	**New Owners**	164130059[illegible]
5824 MURPHYWOOD CROSSING		
ANTIOCH, TN 37013		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **DIANA CAROLINA ROJAS AND JUAN C. ROJAS**, "GRANTOR(S)", by these presents, does hereby quitclaim and convey unto **DIANA CAROLINA ROJAS**, herein called "GRANTEE(S)", his successors, heirs and assigns all of her rights, title and interests in and to a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot Number 229 on the Plan of First Revision, Asheford Crossing, Section Two, as of record in Plat Book 9700, Page 171, Register's Office for Davidson County, Tennessee to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Diana Carolina Rojas and Juan C. Rojas, Tenants in common with rights of survivorship by Quitclaim Deed dated June 24, 2016 and recorded in Instrument Number 20160629-0066469, in the Register's Office of Davidson County, Tennessee.

This is improved property bearing the street address of 5824 Murphywood Crossing, Antioch, TN 37013.

Preparer makes no representation as to the accuracy of the information contained herein, this instrument having been prepared without benefit of title search upon information furnished by the parties hereto.

WITNESS my hand(s) this 12 day of JUNE 2018.

DIANA CAROLINA ROJAS

JUAN C. ROJAS

STATE OF FLORIDA
COUNTY OF Duval

Personally appeared before me, a Notary Public of said County and State, **DIANA CAROLINA ROJAS**, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in Jacksonville, FL, _____, this 12 day of JUNE, 2018.

Notary Public

My Commission Expires: 11-8-2020

SANDY SAOUD
Notary Public, State of Florida
Commission# GG 30802
My comm. expires Nov. 08, 2020

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **JUAN ROJAS**, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in Davidson Co, TN SAP TN, this 14th day of JUNE, 2018.

Notary Public

My Commission Expires: _____

STACEY DENSON PALMER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018

True Copy Certification

I, KRISTEN TRAINI, 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 TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC My Comm Exp November 30, 2020
COUNTY OF SUMNER