Bill Garrett Davidson County
Batch# 117053 DEEDQC
07/17/2018 12:35:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180717-0069461

Commitment Number: 23962811
Seller's Loan Number: 8104006656

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Evelyn Jimenez, 3124 Windsor Green Drive, Antioch, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
150-04-0-049-00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Evelyn I. Rodriguez N/K/A Evelyn Jimenez, married, joined by spouse **Omar Jimenez**, whose mailing address is **3124 Windsor Green Drive, Antioch, TN 37013**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Evelyn Jimenez**, married, hereinafter grantee, whose tax mailing address is **3124 Windsor Green Drive, Antioch, TN 37013**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Land in Davidson County, Tennessee, being Lot No. 548 on the Plan of Kensington of Priest Lake, Section 1-B of record in Plat Book 6250, Page 150, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Being the same parcel conveyed to Evelyn I. Rodriguez from Lee F. Noel, Jr., by virtue of a deed dated 4/30/2014, recorded 5/2/2014, as instrument no. 20140502-0037539 county of Davidson, state of Tennessee. Assessor's Parcel No: 150-04-0-049-00

Property Address is: 3124 Windsor Green Drive, Antioch, TN 37013

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed at Instrument No. 20140502-0037539 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: 150-04-0-049-00

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on July 9, 2018:

Evelyn I. Rodriguez N/K/A Evelyn Jimenez

Evelyn I. Rodriguez N/K/A Evelyn Jimenez

Omar Jimenez

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on July 9, 2018 by **Evelyn I. Rodriguez N/K/A Evelyn Jimenez** and **Omar Jimenez** who are personally known to me or have produced Driver License/Passport as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

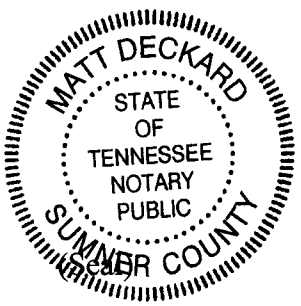
Notary Public MATT DECKARD
Commission expires 7/24/19

State of TN
County of Davidson

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 $0.

Subscribed and sworn to before me

This 9th day of July, 2018.



Evelyn Jimenez
Affiant

Evelyn Jimenez
Print Name

Notary Public

My commission expires:

7/24/19

MATT DECKARD
Print Name

True Copy Certification

I, Jaime L. Petrosky, 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.

Jaime L. Petrosky
Signature

State of PA

County of Allegheny

Personally appeared before me, [Name of Notary], Melanie Miller a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

* Jaime L. Petrosky

Notary's Signature

My Commission Expires: 4-27-2022
Notary' Seal (if on paper)

Commonwealth of Pennsylvania - Notary Seal
Melanie Miller, Notary Public
Beaver County
My commission expires April 27, 2022
Commission number 1223686
Member, Pennsylvania Association of Notaries