Karen Y Johnson Davidson County
Batch# 140086 DEEDQC
09/12/2018 09:25:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20180912-0090361

File Number: OS3300-18021509

After Recording, Send To:
Title365
345 Rouser Road Bldg. 5
Coraopolis, 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:
Luis Alonso Torres Rivera and **Sonia Elizabeth Reyes De Torres**, 3564 SHAKERTOWN RD Antioch, TN 37013

EXEMPT FROM TRANSFER TAX
67-4-409(4) quitclaim deed

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
150 04 0 073.00

QUITCLAIM DEED

Sonia Elizabeth Reyes De Torres, married, hereinafter grantor, whose tax-mailing address is **3564 SHAKERTOWN RD Antioch, TN 37013**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Luis Alonso Torres Rivera** and **Sonia Elizabeth Reyes De Torres**, as husband and wife, hereinafter grantees, whose tax mailing address is **3564 SHAKERTOWN RD Antioch, TN 37013**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The land hereinafter referred to is situated in the City of Antioch, County of Davidson, State of TN, and is described as follows: Lot No. 308 on the Plan of the Country, Section 7-B, of record in Book 6250, Page 505, Register's Office for Davidson County, Tennessee.

Being the same property conveyed from Bruce Kobielush and wife, Julie Kobielush to Sonia Elizabeth Reyes De Torres, married by deed dated July 22, 2005 and recorded

August 5, 2005 as Instrument Number 20050805-0092652, of official records.
Property Address is: 3564 SHAKERTOWN RD Antioch, TN 37013

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 09-05, 2018:

Sonia Elizabeth Reyes De Torres

STATE OF Tennessee
COUNTY OF DAVIDSON

The foregoing instrument was acknowledged before me on Sept 5, 2018 by **Sonia Elizabeth Reyes De Torres** who is personally known to me or has produced Drivers as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Carol DiGiore
Notary Public

CAROL DIGIORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-2-2022

TRUE COPY CERTIFICATION

I *Mark Bauwin*, 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 PENNSYLVANIA

COUNTY OF ALLEGHENY

PERSONALLY APPEARED BEFORE ME, *SHANNON MCINTYRE*, A NOTARY PUBLIC FOR THIS COUNTY ALLEGHENY AND STATE OF PENNSYLVANIA WHO ACKNOWLEDGES THAT, *MARK BAUWIN* PERSONALLY APPEARED AND AFFIRMS THAT THIS CERTIFICATION OF AN ELECTRONIC DOCUMENT IS TRUE AND CORRECT AND WHOSE SIGNATURE I HAVE WITNESSED.

Notary Signature

06/18/2020

Notary Commission Expires

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
SHANNON MCINTYRE
Notary Public
MOON TWP, ALLEGHENY COUNTY
My Commission Expires Jun 18, 2020