Karen Y Johnson Davidson County
Batch# 142766 DEEDQC
09/19/2018 11:44:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20180919-0092867

THIS INSTRUMENT PREPARED BY:
Phillip G. Hord III (017760)
Phillip G. Hord III, Attorney at Law
6509 Brantford Ct.
Plano, TX 75093

WHEN RECORDED RETURN TO:
Vilma Y. Pena
1536 Gasser Drive
Antioch, TN 37013

SEND TAX BILLS TO:
Vilma Y. Pena
1536 Gasser Drive
Antioch, TN 37013

NEW OWNER'S MAILING ADDRESS:
Vilma Y. Pena
1536 Gasser Drive
Antioch, TN 37013

MAP-PARCEL NUMBER(S): 148 03 0 088.00

64764279-
46805514

QUITCLAIM DEED

THIS INDENTURE, made and entered in to this 7 day of Sep 2018, by and between Vilma Y. Pena, Trustee of the Vilma Y. Pena Revocable Trust dated August 25, 2016, hereinafter referred to as "Grantor", and Vilma Y. Pena, a single woman, hereinafter referred to as "Grantee".

WITNESSETH: that, for and in consideration of One Dollars ($1.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, Grantor hereby quitclaims and conveys unto Grantee and his heirs and assigns, all of his right, title and interest in and to the following described real estate, situated and being in Davidson County, State of Tennessee:

LAND DAVIDSON COUNTY, TENNESSEE, BEING LOT. NO. 509 ON THE PLAN OF CHEROKEE HILLS, SECTION 5, OF RECORD IN BOOK 3500, PAGE 142, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

Property Address: 1536 Gasser Drive, Antioch, TN 37013

Being the same property conveyed to Grantor by deed dated August 25, 2016 which deed was recorded at Instrument/Case No. 20160912-0095617Davidson County Records on September 12, 2016.

SUBJECT TO all, if any, existing taxes, assessments, liens, encumbrances, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

This transfer is exempt from excise tax pursuant to T.C.A. 67-4-409(a)(3)(F): "Transfers by a transferor of real estate to a revocable living trust created by the same transferor or by a spouse of the transferor, or transfers by the trustee of a revocable living trust back to the same transferor or to the transferor's spouse."

No Title Examination has been performed with the preparation of this deed.

The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates or requires.

WITNESS the signature of the Grantor the day and year first above written.

Vilma Y. Pena Trustee of The Vilma Y. Pena Revocable Trust
Vilma Y. Pena, Trustee of the Vilma Y. Pena Revocable Trust dated August 25, 2016, Grantor

STATE OF Tennessee

COUNTY OF Davidson

On this 7th day of September, 2018, before me personally appeared Vilma Y. Pena, Trustee of the Vilma Y. Pena Revocable Trust dated August 25, 2016, to me known to bethe person (or persons) described in and who executed in my presence the foregoing instrument, andacknowledged that such person (or persons) executed the same as such person's (or persons') free actand deed.

(NOTARY SEAL OR STAMP)

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Signature of Notary Public

Thomas D. Larson
Printed Name of Notary Public

My Commission Expires: May 3, 2021

☐ Personally Known OR
☒ Produced Identification [Type of Identification Produced]: Drivers License

AFFIDAVIT OF VALUE

STATE OF Tennessee

COUNTY OF Davidson

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

WITNESS the signature of the Affiant.

Vilma Y Pena, Trustee of The Vilma Y. Pena Revocable Trust
Vilma Y. Pena, Trustee of the Vilma Y. Pena Revocable Trust dated August 25, 2016, Affiant

Sworn to (or affirmed), subscribed and acknowledged before me this 7th day of September, 2018, Vilma Y. Pena, Trustee of the Vilma Y. Pena Revocable Trust dated August 25, 2016.

(NOTARY SEAL OR STAMP) THOMAS D. LARSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Signature of Notary Public

Thomas D. Larson
Printed Name of Notary Public

My Commission Expires: May 3, 2021

☐ Personally Known OR
☒ Produced Identification [Type of Identification Produced]: Drivers license

True Copy Certification

I, Betsy Lanzotti, 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 Michigan

County of Wayne

Personally appeared before me, Jessica N Johnson, a notary public for this county and state, Betsy Lanzotti who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature
Jessica N Johnson

My Commission Expires: April 25, 2022
Notary' Seal (if on paper)

JESSICA N. JOHNSON
Notary Public, State of Michigan
County of Wayne
My Commission Expires Apr. 25, 2022
Acting in the County of Wayne