Karen Y Johnson Davidson County
Batch# 172513 DEEDQC
12/11/2018 09:19:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20181211-0120354

This Instrument Prepared by & Return to:
Providence Title, LLC
25 Century Blvd., Suite 402
Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Rita Rivera, now known as Rita Rivera Kubas** ("Grantors"), a married woman, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Rita Rivera Kubas and Christopher Shawn Kubas, Wife and Husband,** (Grantee), all of my rights, title, and interests in the following described real property, to wit:

BEING Lot No. 55 on the Map of Cloverdale Subdivision as of record in Book 2133, Page 9, Register's Office, Davidson County, Tennessee.

Said lot No. 55 Fronts 73.0 feet on the westerly margin of Springview Drive and runs back between lines measuring 224.6 feet on the northerly line and 231.4 feet on the southerly line to a dead line in the rear measuring 73.3 feet thereon.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Warranty Deed of record at **Book 10519, Page 830** in said Register's Office.

IN TESTIMONY WHEREOF I have executed this instrument the 10 day of **December, 2018.**

Rita Rivera Kubas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Rita Rivera Kubas**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 10 day of **December, 2018.**

NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/8/22

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 10 day of **December, 2018.**

NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/8/22

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

PROPERTY ADDRESS: **416 Springview Drive**
Nashville, TN 37214

TAX PARCEL NO.: 09511011400

PROPERTY OWNER: **Rita Rivera Kubas and Christopher Shawn Kubas**
OWNER'S ADDRESS: **416 Springview Drive**
Nashville, TN 37214

MAIL TAX BILLS TO: **Rita Rivera Kubas and Christopher Shawn Kubas**
416 Springview Drive
Nashville, TN 37214

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page 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: 9/25/19

VENIKKIA CUNNINGHAM NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-25-2019