Karen Y Johnson Davidson County
Batch# 181401 DEEDQC
01/08/2019 09:35:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20190108-0001915

File Number: OS3300-18030301

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:
MARCO ANTONIO DURAN CRUZ and **and wife, RITA CRUZ de DURAN**, 325 Walton Lane, Madison, TN 37115-5301

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
051-00-0-139-00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): quitclaim for no consideration

Marco Antonio Duran Cruz who acquired title as **Marco A. Duran** and wife, **Rita Cruz De Duran who acquired title as Rita C. De Duran**, hereinafter grantors, whose tax-mailing address is **325 Walton Lane, Madison, TN 37115-5301**, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grant and quitclaim to **MARCO ANTONIO DURAN CRUZ** and wife, **RITA CRUZ DE DURAN**, hereinafter grantees, whose tax mailing address is **325 Walton Lane, Madison, TN 37115-5301**, 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 Madison, County of Davidson, State of TN, and is described as follows: Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Cayce Estate Phase One, of Record in Plat Book 6200, Page 390, Register's Office for Davidson County, Tennessee. Being the same property conveyed from Eric T. Berger and wife, Lisa J. Berger to Marco A. Duran and wife, Rita C. De Duran by deed dated September 4, 1998 and recorded September 15, 1998 as Instrument Number 0488074 in Book 11113 Page 62 of Official Records. APN: 051-00-0-139-00

Property Address is: 325 Walton Lane, Madison, TN 37115-5301

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at Book 11113, Page 62 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 051-00-0-139-00

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 Dec 31st, 2018:

Marco Antonio Duran Cruz
Marco Antonio Duran Cruz

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on December 31st, 2018 by **Marco Antonio Duran Cruz** who is personally known to me or has produced TN Driver's License 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.

RICHARD W. RING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Richard W. Ring
Notary Public

Richard W. Ring

Comm Exp 8-30-21

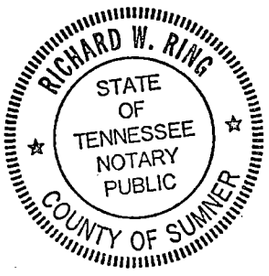
Executed by the undersigned on December 31st, 2018:

Rita Cruz de Duran

Rita Cruz De Duran

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on December 31st, 2018 by **Rita Cruz De Duran** who is personally known to me or has produced TN Drivers License 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.



Richard W. Ring
Notary Public

Comm Exp 8-30-21

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 0 .

Affiant/Grantee

Subscribed and sworn to before me this 7 day of January, 2019.

Notary Public

My Commission expires:

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
RONNA L TATE
Notary Public
MOON TWP, ALLEGHENY COUNTY
My Commission Expires Feb 7, 2021

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