Karen Johnson Davidson County
Batch# 194063 DEEDQC
02/11/2019 12:07:37 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20190211-0012703

QUITCLAIM DEED

RYAN TERRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF Feb, 2019.

Notary Public

MY COMMISSION EXPIRES: 5-2-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James Bonsangue, Elizabeth Bonsangue, and Jacklyn Barnard	**Same**	**072-15-2A 002.00**
(NAME)	(NAME)	
1609B Porter Avenue	**25382 Linda Vista Drive**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Laguna Hills, CA 92653**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

JAMES BONSANGUE AND ELIZABETH BONSANGUE, MARRIED ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

JAMES BONSANGUE AND ELIZABETH BONSANGUE, MARRIED, AND JACKLYN BARNARD, AS TENANTS IN COMMON ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. B, TOGETHER WITH COMMON AREAS, AS ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR PORTER AVENUE TOWNHOMES OF RECORD IN INSTRUMENT NO. 20160226-0018402, AND BEING SHOW ON PLAT ATTACHED THERETO AS EXHIBIT "C", 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 PROPERTY CONVEYED TO JAMES BONSANGUE AND ELIZABETH BONSANGUE, BY WARRANTY DEED FROM BARLOW BUILDERS, LLC, OF RECORD IN INSTRUMENT NUMBER 20180213-0014340, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is improved property known as: **1609B Porter Avenue, Nashville, Tennessee 37206**

Witness our hands this the 7th day of Feb, 2019.

JAMES BONSANGUE

ELIZABETH BONSANGUE

STATE OF ~~TENNESSEE~~ California)
COUNTY OF ~~DAVIDSON~~ Orange)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES BONSANGUE,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th day of Feb, 2019.

Notary Public

My Commission Expires: Nov 18, 2022

PEDRO LUIS PERALES FLORES
Notary Public - California
Orange County
Commission # 2267615
My Comm. Expires Nov 18, 2022

STATE OF ~~TENNESSEE~~ California)
COUNTY OF ~~DAVIDSON~~ Orange)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ELIZABETH BONSANGUE,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th day of Feb, 2019.

Notary Public

My Commission Expires: Nov 18, 2022

PEDRO LUIS PERALES FLORES
Notary Public - California
Orange County
Commission # 2267615
My Comm. Expires Nov 18, 2022