Karen Johnson Davidson County
Batch# 229169 DEEDQC
05/13/2019 11:42:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20190513-0044674

Commitment Number: 25005377
Seller's Loan Number: 4003558717

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, 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:
JUAN G. LOPEZ and **Yesse M. Garcia Guerrero**, 308 Eastport Ct., Antioch, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
151-09-0B-235.00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

JUAN G. LOPEZ, grantor, a married man, whose mailing address is **308 Eastport Ct., Antioch, TN 37013**, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **JUAN G. LOPEZ** and **YESSE M. GARCIA GUERRERO, husband and wife,** as joint tenants with right of survivorship, hereinafter grantees, whose tax mailing address is **308 Eastport Ct., Antioch, TN 37013**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED AND BEING IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, TO WIT: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 169, ON THE PLAN OF LAKESIDE COVE AT PERCY PRIEST, PHASE 3, OF RECORD IN INSTRUMENT NO. 20060825-0105210, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF. BEING ALL OR PART OF THE SAME PROPERTY

CONVEYED TO MICHAEL S. BLIGH, TRUSTEE OF THE DOMINGUEZ REVOCABLE LIVING TRUST, BY VIRTUE OF THAT CERTAIN QUIT CLAIM DEED DATED SEPTEMBER 1, 2010, AT INSTRUMENT NO. 20101123-0093680 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. BEING THE SAME PARCEL CONVEYED TO JUAN G. LOPEZ, A MARRIED MAN FROM MICHAEL S. BLIGH, TRUSTEE OF THE DOMINGUEZ REVOCABLE LIVING TRUST, BY VIRTUE OF A DEED DATED10/31/2011, RECORDED 11/2/2011, AN INSTRUMENT NO. 20111102-0085513, COUNTY OF DAVIDSON AND STATE OF TENNESSEE.
Property Address is: 308 Eastport Ct., Antioch, TN 37013

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at Instrument No. 20111102-0085513 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 151-09-0B-235.00

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

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 April 23, 2019:

JUAN G. LOPEZ

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on April 23, 2019 by **JUAN G. LOPEZ** who is personally known to me or has produced 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.

Karen R. Campbell
Notary Public

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

State of Tennessee
County of Davidson

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

Subscribed and sworn to before me

This 23rd day of April, 2019.

Affiant

Juan G Lopez
Print Name

(Seal)

Karen R. Campbell
Notary Public

My commission expires:

Nov. 8, 2021

Karen R. Campbell
Print Name

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 8, 2021

True Copy Certification

I, Jaime L. Petrosky, 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.

Jaime L. Petrosky
Signature

State of PA

County of Allegheny

Personally appeared before me, [Name of Notary] Melanie Miller, a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

* Jaime L. Petrosky

Notary's Signature

My Commission Expires: 4-27-2022
Notary' Seal (if on paper)

Commonwealth of Pennsylvania - Notary Seal
Melanie Miller, Notary Public
Beaver County
My commission expires April 27, 2022
Commission number 1223686
Member, Pennsylvania Association of Notaries