Karen Johnson Davidson County
Batch# 236149 DEEDQC
05/30/2019 08:38:08 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190530-0050979

Instrument prepared by:
MICHAEL K. WALKER
Attorney at Law
341 Harrison Street
Nashville, Tennessee 37219

QUIT CLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
CRYSTAL TAMAYO 4516 XAVIER DR. ANTIOCH, TN 37013	PENNYMAC LOAN SERVICES P.O. BOX 660929 DALLAS, TX 75266-0929	148-08-0-123.00

KNOW ALL MEN BY THESE PRESENTS:

That LIONEL TAMAYO, Grantor, for the express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action filed in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 19D944, between CRYSTAL ANN TAMAYO, (being one and the same as CRYSTAL TAMAYO) Plaintiff, and LIONEL TAMAYO, Defendant, does hereby demise, release, and forever quitclaim unto the said, CRYSTAL TAMAYO, her heirs successors and assigns, all of his title, interest, and estate, legal and equitable, in and to a tract or parcel of land located in Davidson County, Tennessee, bound and described as follows:

Land in Davidson County, Tennessee, being Lot(s) 99, as shown on the map entitled Oakwood Terrace Section 2, of record in Plat Book 4460, pages 118 and 119, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to RONALDO MENESSE, SR. AND SAMANTHA MENEESE, HUSBAND AND WIFE, by deed from CAROLYN J. CRAWFORD, UNMARRIED, of record in Instrument No. 20171023-0108042 and corrected by Affidavit of Scrivener's Error of record in Instrument No. 20180220-0016201, dated October 13, 2017, said Register's Office.

Rolando Meneese, Sr and Ronaldo Meneese, Sr are one and the same person.

Being the same property conveyed to CRYSTAL TAMAYO, A MARRIED WOMAN by deed from RONALD MENEESE, SR. AND SAMANTHA MENEESE, HUSBAND AND WIFE, of record in Instrument No. 201811210114446, dated November 19, 2018, said Register's Office.

THIS IS THE SAME DESCRIPTION AS IN THE PREVIOUS DEEDS OF RECORD.

The said CRYSTAL TAMAYO, hereby agrees to pay and agrees to hold LIONEL TAMAYO, harmless from one original Deed of Trust in favor of Homeside Financial, LLC and now Pennymac Loan Services, LLC, said note bearing an original unpaid principal balance of $166,155.00 as evidenced by a Deed of Trust of record filed with Instrument No. 20181121-0114447, recorded on November 21, 2018 in the Register's Office for Davidson County, Tennessee.

The actual consideration on this transfer is $0. Exempt pursuant to T.C.A. 67-4-409(3).

STATE OF TENNESSEE)
)
COUNTY OF _____)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named LIONEL TAMAYO, the Grantor, with whom I am personally acquainted, who acknowledged to me that he executed the within instrument for the purposes therein contained.

LIONEL TAMAYO
Grantor

Sworn to and subscribed before me
this 28 day of May, 2019.

NOTARY PUBLIC

My Commission Expires: 9/7/2021

KARINA GARCIA
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2021

STATE OF TENNESSEE)
)
COUNTY OF _____)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named CRYSTAL TAMAYO, the Grantee, with whom I am personally acquainted, who acknowledged to me that she executed the within instrument for the purposes therein contained.

CRYSTAL TAMAYO
Affiant/Grantee

Sworn to and subscribed before me
this 28 day of May, 2019.

NOTARY PUBLIC

My Commission expires: 9/7/2021

KARINA GARCIA
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2021