Karen Johnson Davidson County
Batch# 245874 DEEDQC
06/20/2019 08:44:13 AM 4 pgs
Fees: $23.00 Taxes: $370.00
20190620-0059337

RETURN TO:
PROMINENT TITLE AGENCY, LLC
7365 E. KEMPER RD. SUITE B
CINCINNATI, OH 45249

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:
Alfredo Fonseca and Ariana Fonseca, 20162 Stoney Island Avenue, Chicago Heights, IL 60411

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
086 09 048.00

QUITCLAIM DEED

Alfredo Fonseca, Ariana Fonseca, German Fonseca and **Ana Delia Angulo Garcia**, who convey non homestead property, hereinafter grantors, for $100,000.00 (One Hundred Thousand Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Alfredo Fonseca** and **Ariana Fonseca**, as joint tenants with rights of survivorship, hereinafter grantees, whose tax mailing address is **20162 Stoney Island Avenue, Chicago Heights, IL 60411**, the following land in the following real property:

SEE ATTACHED EXHIBIT A

Property Address is: 3233 Dockside Drive, Hermitage, TN 37076

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20100224-0014132 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 086 09 048.00

Executed by the undersigned on this 31 day of May, 2019

German Fonseca
German Fonseca

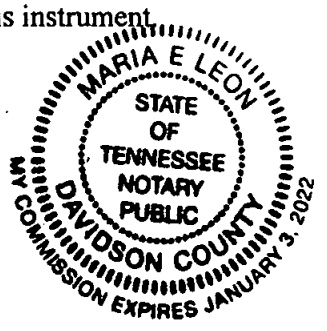
Ana Delia Angulo
Ana Delia Angulo Garcia

STATE OF Tennessee

COUNTY OF Davidson

The foregoing instrument was acknowledged before me on this 31 day of May, 2019 by **German Fonseca** and **Ana Delia Angulo Garcia** who are personally known to me or have produced driver's license as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Maria E Leon
Notary Public



KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF ~~TENNESSEE~~ OHIO
COUNTY OF ~~DAVIDSON~~ HAMILTON

The actual consideration or true value, whichever is greater for this transfer is $ 100,000.

Affiant DEBRA BROOKS

Subscribed and sworn before me, this 31 day of MAY, 2019

Notary

JEFFREY FRYE
Commission No. 2012-RE-437705
Notary Public, State of Ohio
My Commission Expires
December 6, ~~2017~~ 2022

Exhibit "A"
Property Description

A certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot Number 56, on the Plan of Lakeside Woods Estates, Section 3, of record in Plat Book 7900, Pages 218-220, Register's Office for said county, to which plan reference is hereby made for a more complete description.

Parcel No. 086 09 0 048.00

Property Address: 3233 Dockside Drive, Hermitage, Tennessee 37076