AFTER RECORDING RETURN TO:
SILK ABSTRACT COMPANY
300 Centerville Road, Suite304
Warwick, RI 02886
File No. R-100620-NBKC

Karen Johnson Davidson County
Batch# 305436 DEEDQC
10/24/2019 09:25:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20191024-0109086

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Parcel ID No.: 041250019.00

QUITCLAIM DEED

THIS DEED made and entered into on this 18 day of October, 2019, by and between **Terri D. Quintana F/K/A Terri Denise Howard, a married woman, joined in execution by her spouse, Frederick Quintana**, a mailing address of 242 West Marthona Road, Madison, TN 37115, hereinafter referred to as Grantor(s) and **Frederick Quintana and Terri D. Quintana, husband and wife, as joint tenants with right of survivorship**, a mailing address of 242 West Marthona Road, Madison, TN 37115, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

LOT NUMBERS 93-98, INCLUSIVE, BLOCK "C", ON THE PLAN OF MARTHONNA, NOT OF RECORD, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY MARGIN OF WEST MARTHONNA ROAD (FORMERLY EZELL ROAD WEST), AT THE COMMON CORNER OF LOT 92 AND LOT 93; THENCE SOUTHERLY ALONG THE WESTERLY MARGIN OF SAID ROAD, 150 FEET TO THE CORNER OF LOT 98 AND LOT 99; THENCE WESTERLY ALONG THE LINE BETWEEN SAID LOTS 275 FEET TO A DEAD LINE; THENCE NORTHERLY ALONG SAID LINE 150 FEET TO THE COMMON REAR CORNER OF LOT 92 AND LOT 93; THENCE EASTERLY ALONG THE LINE BETWEEN SAID LOTS 275 FEET TO THE BEGINNING.

SUBJECT TO EASEMENTS AND RESTRICTIONS.

BEING THE SAME PROPERTY CONVEYED TO TERRI DENISE HOWARD FROM FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, BY DEED DATED OCTOBER 29, 2010, AND RECORDED ON NOVEMBER 8, 2010, AS DOCUMENT NO. 20101108-0089337.

Commonly known as: 242 West Marthona Road, Madison, TN 37115

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Terri D. Quintana F/K/A Terri Denise Howard

Terri D. Quintana F/K/A Terri Denise Howard

Frederick Quintana

EDDIE N. MORTHEL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TN.
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Terri D. Quintana F/K/A Terri Denise Howard and Frederick Quintana, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, this 18 day of October, 2019.

Eddie N. Morthel
Notary Public
My Commission expires: 9-16-2020

EDDIE N. MORTHEL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

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

Terri D. Quintana
Affiant

STATE OF TN.
COUNTY OF Davidson

Sworn to before me this 18 day of October, 2019.

Eddie N. Marthel
Notary Public
My Commission Expires: 9-16-2020

Name and address for person(s) responsible for taxes:
Frederick Quintana
Terri D. Quintana
242 West Marthona Road
Madison, TN 37115

Name and address of property owner:

Frederick Quintana
Terri D. Quintana
242 West Marthona Road
Madison, TN 37115

EDDIE N. MARTHEL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Exhibit "A"

Legal Description

THE FOLLOWING DESCRIBED PROPERTY LOCATED IN DAVIDSON COUNTY, TENNESSEE, TO-WIT:

LOT NUMBERS 93-98, INCLUSIVE, BLOCK "C", ON THE PLAN OF MARTHONNA, NOT OF RECORD, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY MARGIN OF WEST MARTHONNA ROAD (FORMERLY EZELL ROAD WEST), AT THE COMMON CORNER OF LOT 92 AND LOT 93; THENCE SOUTHERLY ALONG THE WESTERLY MARGIN OF SAID ROAD, 150 FEET TO THE CORNER OF LOT 98 AND LOT 99; THENCE WESTERLY ALONG THE LINE BETWEEN SAID LOTS 275 FEET TO A DEAD LINE; THENCE NORTHERLY ALONG SAID LINE 150 FEET TO THE COMMON REAR CORNER OF LOT 92 AND LOT 93; THENCE EASTERLY ALONG THE LINE BETWEEN SAID LOTS 275 FEET TO THE BEGINNING.

SUBJECT TO EASEMENTS AND RESTRICTIONS.

BEING THE SAME PROPERTY CONVEYED TO TERRI DENISE HOWARD FROM FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, BY DEED DATED OCTOBER 29, 2010, AND RECORDED ON NOVEMBER 8, 2010, AS 20101108-0089337.

Parcel ID Number: 042 15 0 019.00

True Copy Certification

I, Sara Yith, 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.

Sara Yith
Signature

State of Rhode Island

County of Kent

Personally appeared before me, Sarah Silva, a notary public for this county and state, Sara Yith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sarah A. Silva
Notary's Signature

My Commission Expires: 10/2/21
Notary' Seal (if on paper)

SARAH A. SILVA
NOTARY PUBLIC OF RHODE ISLAND
My Commission Expires 10/2/2021