Karen Johnson Davidson County
Batch# 342105 DEEDQC
01/13/2020 09:37:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20200113-0004123

QUITCLAIM DEED

MAIL RECORDED DEED TO:

JOHN JAVIER MEZA
PAMELA REGINA MEZA
3149 HIDDEN CREEK DRIVE
ANTIOCH, TN 37013

OWNER (SEND TAX BILLS TO):

JOHN JAVIER MEZA
PAMELA REGINA MEZA
3149 HIDDEN CREEK DRIVE
ANTIOCH, TN 37013

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, PAMELA REGINA MEZA, a married woman, also known as PAMELA R. MEZA, who incorrectly acquired title as an unmarried woman, joined by her spouse, JOHN JAVIER MEZA (herein, "Grantor"), whose address is 3149 Hidden Creek Drive, Antioch, TN 37013, hereby bargains, sells, remises, releases, quit claims and conveys to JOHN JAVIER MEZA and PAMELA REGINA MEZA, husband and wife, as joint tenants with right of survivorship (herein, "Grantee"), whose address is 3149 Hidden Creek Drive, Antioch, TN 37013, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 3149 Hidden Creek Drive, Antioch, TN 37013

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(4) as it is a transfer by quitclaim deed for no consideration.

PIN NO: 173-16-A-196CO

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

WITNESS my hand and seal this 26 day of Dec, 2019.

GRANTOR:

Pamela Regina Meza

PAMELA REGINA MEZA, also known as PAMELA R. MEZA

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, PAMELA REGINA MEZA, also known as PAMELA R. MEZA, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 26 day of Dec, 2019.

[Affix Notary Seal]

NICOLE MARINA WATTS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Nicole Marina Watts

SIGNATURE OF NOTARY PUBLIC

My commission expires: 7/9/2022

GRANTOR:

John Javier Meza

JOHN JAVIER MEZA

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, JOHN JAVIER MEZA, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 26 day of Dec, 2019.

[Affix Notary Seal]

NICOLE MARINA WATTS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Nicole Marina Watts

SIGNATURE OF NOTARY PUBLIC

My commission expires: 7/9/2022

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $10.00. 9

Grantee:

Grantee signature: Pamela Regina Meza
PAMELA REGINA MEZA

Subscribed and sworn to under oath before me, this 26 day of Dec, 20 19 by PAMELA REGINA MEZA.

[Affix Notary Seal]

NICOLE MARINA WATTS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Nicole Marina Watts
SIGNATURE OF NOTARY PUBLIC
My commission expires: 7/9/2022

Grantee:

Grantee signature: John Javier Meza
JOHN JAVIER MEZA

Subscribed and sworn to under oath before me, this 26 day of Dec, 20 19 by JOHN JAVIER MEZA.

[Affix Notary Seal]

NICOLE MARINA WATTS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Nicole Marina Watts
SIGNATURE OF NOTARY PUBLIC
My commission expires: 7/9/2022

EXHIBIT A

[Legal Description]

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 58 ON THE PLAN OF HIDDEN CREEK, PHASE 1, SECTION 1, PHASE 2 AND PHASE 3, SECTION 1 OF RECORD IN INSTRUMENT NO: 20030213-0020016 AND CORRECTED IN INSTRUMENT NO: 20030331-0042208, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Warranty Deed by Instrument No. 20040426-0047121 on April 26, 2004.

PIN NO: 173-16-A-196CO

STREET ADDRESS:

3149 Hidden Creek Drive, Antioch, TN 37013

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

19-028674 (MD)

True Copy Certification

I, **Perre M. Cabell**, 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.

Signature

State of **Mississippi**

County of **Hancock**

Personally appeared before me, **Ken L Amacker**, a notary public for this county and state, **Perre M. Cabell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires. 6/15/21
Notary' Seal (if on paper)

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 77993
KEN L. AMACKER
Commission Expires
June 15, 2021
PEARL RIVER COUNTY