THIS INSTRUMENT PREPARED BY AND RETURN TO:
Inspire Closing Services
420 Rouser Rd., Suite 500
Moon Township, PA 15108

Karen Johnson Davidson County
Batch# 359597 DEEDQC
02/18/2020 12:10:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200218-0017927

Grantee Address
MARGARITA ANDRADE ROMERO
5425 Eulala Dr
Nashville, TN 37211

Mail Tax Statements to:
MARGARITA ANDRADE ROMERO
5425 Eulala Dr
Nashville, TN 37211

QUITCLAIM DEED

THIS INDENTURE, Made this 19th day of Dec., 2019, by and between Margarita Andrade Romero who acquired title as Margarita A. Romero of the County of DAVIDSON, State of Tennessee, party/parties of the first part, and Margarita Andrade Romero of the County of DAVIDSON, State of Tennessee, party/parties of the second part, (Mailing address of said first named grantee is 5425 EULALA DR, NASHVILLE TN, 37211).

BEING the same premises which Victor Men in deed dated 09/10/2017 and recorded 02/15/2018 in the DAVIDSON County Recorder's Office in Deed Book Volume 20180215-0014768 , page , granted and conveyed to Margarita A. Romero.

WITNESSETH, that the said party/parties of the first part, in consideration of the sum of Ten and No/100 DOLLARS, paid by the said party/parties of the second part, (the receipt of which is hereby acknowledged), do by these presents, REMISE, RELEASE, and FOREVER QUIT-CLAIM unto the said party/parties of the second part, the following described lots, tracts or parcels of land, lying, being and situate in the County of DAVIDSON and State of Tennessee, to-wit:

See Exhibit A attached hereto and made a part hereof

THIS CONVEYANCE is subject to any and all restrictions, easements, setback lines, right-of-ways, conditions plat of record, and encumbrances of record in the Register's Office for the aforesaid County.

All of the estate, right, title and interest of the parties of the first part therein, with the hereditaments and appurtenances thereto pertaining, hereby releasing all claims whatsoever to the said party of the second part, their heirs and assigns forever.

IN WITNESS WHEREOF, The said party/parties of the first part have/has hereunto set hand and seal the day and year above written.

Margarita Andrade Romero who acquired title as Margarita A. Romero

Margarita Andrade Romero who acquired title as
Margarita A. Romero

State of Tennessee

County of Davidson (SS)

On this 19th day of December in the year 2019 before me, the undersigned notary public, personally appeared Margarita Andrade Romero who acquired title as Margarita A. Romero known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained. In witness whereof, I hereunto set my hand and official seal.

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

Karen R. Campbell
Notary Public

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for the transfer is $ 0.

Margarita Andrade Romero who acquired title as Margarita A. Romero
Affiant

Subscribed and sworn to before me this 19th day of Dec, 2019.

Karen R. Campbell
Notary Public
My Commission Expires: Nov 8

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

File No: 313237

TAXPAYER/OWNER: MARGARITA ANDRADE ROMERO
ADDRESS: 5425 EULALA DR, NASHVILLE TN, 37211

Exhibit A

File No.: 313237

The Land referred to herein below is situated in the County of DAVIDSON, State of TN, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Hickory View Subdivision, Section 1, as of record in Book 5210, page 221, 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 as conveyed from Victor Mena to Margarita A. Romero, as set forth in Deed Instrument 20180215-0014768 dated 09/10/2017 and recorded 02/15/2018, Davidson County, Tennessee.

Tax ID: 162-05-0-290-00

True Copy Certification

I, Stephanie Atkins, 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.

Stephanie Atkins
Signature

State of Pennsylvania

County of Beaver

Personally appeared before me, Norma Ortega, a notary public for this county and state, Stephanie Atkins who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Norma Ortega
Notary's Signature

My Commission Expires: 9-14-2020
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
NORMA ORTEGA
Notary Public
HOPEWELL TWP, BEAVER COUNTY
My Commission Expires Sep 14, 2020