AFTER RECORDING RETURN TO:
Radian Settlement Services, Inc.
1000 GSK Drive, Ste. 210
Coraopolis, PA 15108
File No. 1280092911

This document prepared by:
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Karen Johnson Davidson County
Batch# 372879 DEEDQC
03/16/2020 11:12:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20200316-0028745

Tax ID No.: 094 01 0 087.00

QUIT CLAIM DEED

THIS DEED made and entered into on this 6th day of March, 2020, by and between **ALLINE C. FREITAS, AN UNMARRIED WOMAN and VINCIUS CARVALHO FREITAS, AN UNMARRIED MAN and GABRIELA CARVALHO FREITAS, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, a mailing address of 603 A S 13th Street, Nashville, TN 37206, hereinafter referred to as Grantor(s) and **ALLINE C. FREITAS, AN UNMARRIED WOMAN and VINCIUS CARVALHO FREITAS, AN UNMARRIED MAN and GABRIELA CARVALHO FREITAS, AN UNMARRIED WOMAN, ALL AS TENANTS IN COMMON**, a mailing address of 603 A S 13th Street, Nashville, TN 37206, 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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 603 A S 13th Street, Nashville, TN 37206

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property conveyed to the Grantor(s) from Jennifer K. Foster in a prior Deed recorded under Document Number: 20150615-0056745, recorded on 06/15/2015 in Davidson County, TENNESSEE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

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

VINCIUS CARVALHO FREITAS

STATE OF California
COUNTY OF Contra Costa

Personally appeared before me, the undersigned notary public of the aforesaid County and State, **VINCIUS CARVALHO FREITAS**, 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 executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in California, this 10 day of March, 2020.

Notary Public
My Commission expires: 1.21.23

SHELLY CONNOR
Notary Public - California
Contra Costa County
Commission # 2273412
My Comm. Expires Jan 21, 2023

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

ALLINE C. FREITAS

STATE OF California
COUNTY OF San Diego

Personally appeared before me, the undersigned notary public of the aforesaid County and State, **ALLINE C. FREITAS**, 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~~ executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in San Diego, this 6th day of March, 2020.

Notary Public
My Commission expires: May 21, 2021

HELENA ESPINOZA
COMM. # 2198384
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
MY COMM. EXP. MAY 21, 2021

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

GABRIELA CARVALHO FREITAS

STATE OF California
COUNTY OF San Diego

Personally appeared before me, the undersigned notary public of the aforesaid County and State, **GABRIELA CARVALHO FREITAS**, 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 executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in San Diego, this 6th day of March, 2020.

Notary Public
My Commission expires: May 21, 2021

HELENA ESPINOZA
COMM. # 2198384
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
MY COMM. EXP. MAY 21, 2021

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.

Affiant

STATE OF California
COUNTY OF San Diego

Sworn to before me this 6th day of March, 2020.

Notary Public
My Commission Expires: May 21, 2021

HELENA ESPINOZA
COMM. # 2198384
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
MY COMM. EXP. MAY 21, 2021

Name and address for person(s) responsible for taxes:

ALLINE C. FREITAS and VINCIUS CARVALHO FREITAS and GABRIELA CARVALHO FREITAS
603 A S 13th Street
Nashville, TN 37206

Name and address of property owner:

ALLINE C. FREITAS and VINCIUS CARVALHO FREITAS and GABRIELA CARVALHO FREITAS
603 A S 13th Street
Nashville, TN 37206

EXHIBIT A
LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL PROPERTY IN THE CITY OF Nashville COUNTY OF Davidson STATE OF TN, DESCRIBED AS:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 96 ON THE MAP OF PAYNE, BLAKEMORE AND CUMMINGS ADDITION TO EAST NASHVILLE, OF RECORD IN BOOK 57, PAGE 70, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 96 FRONTS 50 FEET ON THE EAST SIDE OF SOUTH THIRTEENTH STREET AND RUNS BACK BETWEEN PARALLEL LINES 161 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO JENNIFER K. FOSTER, A SINGLE PERSON BY WARRANTY DEED DATED 02/28/2007 FROM ERIC SOX OF RECORD IN INSTRUMENT 200703020025976, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

APN: 094 01 0 087.00

PROPERTY COMMONLY KNOWN AS: 603 A S 13TH STREET, NASHVILLE, TN 37206

True Copy Certification

I, Devon Campbell, 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.

Devon Campbell
Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Kathleen S. Kuhn, a notary public for this county and state, Devon Campbell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kathleen S. Kuhn
Notary's Signature

My Commission Expires: 11-10-20
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Kathleen S. Kuhn, Notary Public
Whitehall Boro, Allegheny County
My Commission Expires Nov. 10, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES