THIS DOCUMENT PREPARED BY/FOR
MAIL TAXES TO:
Monica S. Mercado
2045 Stanford Village Drive
Antioch, TN 37013

Karen Johnson Davidson County
Batch# 416542 DEEDQC
06/17/2020 08:28:30 AM 4 pgs
Fees: $23.00 Taxes: $234.95
20200617-0062601

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QUITCLAIM DEED

Removing Individual from Title T.C.A. 67-4-409 (A)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF ONE DOLLARS ($63,500.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Monica S. Mercado and Christopher L. Mercado** hereinafter referred to as "Grantor", does hereby remise, release, sell, convey and quitclaim unto **Monica S. Mercado, as Sole owner,** of 2045 Stanford Village Drive, Antioch TN 37013, hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the **City of Antioch, County of Davidson, State of Tennessee**, to-wit:

Being Lot No. 100 on the Plan of Stanford Village, Section One, as of record in Instrument No. 200002040012060 and Instrument No. 200002040012061, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Parcel ID No: 173 11 0A 035.00

Also known by street and number as: **805 B Denning Ford Road, Portland TN 37148**

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

WITNESS Grantor's hand this 4 day of June, 2020.

Monica S. Mercado

Monica S. Mercado

Christopher L. Mercado

Christopher L. Mercado

STATE OF Tennessee
COUNTY OF Davidson

On this the 4th day of June, 2020, 2020, before me, the undersigned officer, personally appeared **Monica S. Mercado and Christopher L. Mercado**, known to be (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the use and purposes therein mentioned.

KEVIN BRADY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public

My Commission expires: 10-8-22

Affidavit of Value

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $63,500.00.

Monica S. Mercado

Monica S. Mercado

Christopher L. Mercado

Christopher L. Mercado

State of Tennessee
County of Davidson

Subscribed and sworn before me this 4th day of June, 2020.

Notary Public

My Commission expires: 10-18-22

KEVIN BRADY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Exhibit A - Legal Description

Being Lot No. 100 on the Plan of Stanford Village, Section One, as of record in Instrument No. 200002040012060 and Instrument No. 200002040012061, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Christopher L. Mercado and Monica S. Mercado, husband and wife by Deed dated November 21, 2002 from William W. Aschbacher and Wife, Toni L. Aschbacher, recorded November 26, 2002, in Instrument Number 200211260146431, in the Official Records of Davidson County, Tennessee.

FOR INFORMATIONAL PURPOSES ONLY
Parcel: 173 11 0A 035.00
Commonly known as : 2045 Stanford Village Drive, Antioch, TN 37013

Certificate of Authenticity

I, JOHN FURTADO, 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 RHODE ISLAND

County of KENT

Personally appeared before me, Allison Beth Carroll, a notary public for this county and state, Kent County, Rhode Island who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Allison Beth Carroll

Notary's Signature

My Commission Expires: 06/17/2023.

Notary's Seal (If on paper)

ALLISON BETH CARROLL
Notary Public-State of Rhode Island
My Commission Expires
June 17, 2023