Karen Johnson Davidson County
Batch# 423008 DEEDQC
06/22/2020 12:39:30 PM 8 pgs
Fees: $42.00 Taxes: $0.00
20200622-0066704

File Number: OS3300-20024931

After Recording, Send To:

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Alberto G. Delgado and **Violeta M. De Delgado Sanchez**, 8221 Canoe Court, Nashville, TN 37221

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 126150A24300

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): quitclaim for no consideration

Alberto G. Delgado and wife **Violeta M. Sanchez De Delgado who acquired title as Violeta M. Sanchez**, hereinafter grantors, whose tax-mailing address is **8221 Canoe Court, Nashville, TN 37221**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grant and quitclaim to **Alberto G. Delgado** and wife **Violeta M. Sanchez De Delgado**, hereinafter grantees, whose tax mailing address is **8221 Canoe Court, Nashville, TN 37221**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The land hereinafter referred to is situated in the City of Nashville, County of Davidson, State of TN, and is described as follows: Land in Davidson County, Tennessee, being Lot No. 221, on the Plan of Section Five, Boone Trace at Biltmore, of Record in Instrument No. 20000622-0062086, Register's Office for said County. Being the same property conveyed from B & B Investment Properties of Brentwood to Alberto G. Delgado and wife, Violeta M. Sanchez by deed dated September 15, 2006 and recorded September 27, 2006 in Instrument Number 20060927-0119694, of Official Records. APN: 126150A24300

Property Address is: 8221 Canoe Court, Nashville, TN 37221

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at Instrument Number 20060927-0119694 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 126150A24300

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

State of TN
County of DAVIDSON

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 0.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 16th day of MAY, 2020.

Alberto G. Delgado
Affiant

Alberto G Delgado
Print Name

(Seal)

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My commission expires:

11-6-2023

Anne Collins
Print Name

CTIC# N/A in TN

Executed by the undersigned on MAY 16, 2020:

Alberto G Delgado

Alberto G. Delgado

STATE OF TN
COUNTY OF DAVIDSON

The foregoing instrument was acknowledged before me on MAY 16, 2020 by **Alberto G. Delgado** who is personally known to me or has produced Drivers License/SS Card as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public 11-6-2023

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Acknowledgment of Individual

STATE OF TENNESSEE

COUNTY OF Davidson

On this 16th day of May, 20 20, before me personally appeared Alberto G. Delgado, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Printed Name: Anne Collins

Commission Expires:

11-6-2023

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Executed by the undersigned on May 16, 2020:

Violeta M. Sanchez de Delgado

Violeta M. Sanchez De Delgado

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on May 16, 2020 by **Violeta M. Sanchez De Delgado** who is personally known to me or has produced Drivers License/SS Card as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public 11-6-2023

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Acknowledgment of Individual

STATE OF TENNESSEE

COUNTY OF Davidson

On this 16th day of MAY, 20 20, before me personally appeared Violeta M. Sanchez De Delgado, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Printed Name: Anne Collins

Commission Expires:

11-6-2023

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Autumn R Carnegie, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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 PA

County of Allegheny

Personally appeared before me, Tina Darick, a notary public for this county and state,
Notary's Name

Autumn R Carnegie, who acknowledges that this certification of an electronic document is
Signer's Name

true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 2-10-2021

NOTARY'S SEAL

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
TINA M DARICK
Notary Public
FINDLEY TWP. ALLEGHENY COUNTY
My Commission Expires Feb 10 2021

NOTARIAL SEAL
TINA M DARICK
Notary Public
FINDLEY TWP. ALLEGHENY COUNTY
My Commission Expires Feb 10 2021

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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