Karen Johnson Davidson County
Batch# 424974 DEEDQC
06/24/2020 12:24:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200624-0068159

Commitment Number: 26508735
Seller's Loan Number: 103637083

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

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:
Christopher J. Ramos and **Valorie A. Ramos**, 3328 E Lake Dr., Nashville, TN 37214

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
108 12 0 232.00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Christopher J. Ramos and wife, **Valorie A. Ramos, who incorrectly acquired title as Valerie A. Ramos**, whose mailing address is **3328 E Lake Dr., Nashville, TN 37214**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Christopher J. Ramos** and wife, **Valorie A. Ramos**, as joint tenants with right of survivorship, hereinafter grantees, whose tax mailing address is **3328 E Lake Dr., Nashville, TN 37214**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The following described property: Land in Davidson County, Tennessee, and being Lot No. 78 on the plan of Trailwood, Section 5, as of record at Plat Book 6900, pages 477, 478 and 479 in the Register's office for said County, to which plan reference is hereby made and the same incorporated herein for a complete description of said lot. Being the same parcel conveyed to Christopher J. Ramos and Valerie A. Ramos from Thomas Sgro, by virtue of a deed dated 5/30/2000, recorded 6/8/2000, as instrument no. 200006080057252 county of

Davidson, state of Tennessee. Assessor's Parcel No: 108 12 0 232.00
Property Address is: 3328 E Lake Dr., Nashville, TN 37214

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at Instrument No. 200006080057252 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 108 12 0 232.00

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

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.

Executed by the undersigned on 3/7, 2020:

Christopher J. Ramos

Valorie A. Ramos, who incorrectly acquired title as Valerie A. Ramos

Valorie A. Ramos, who incorrectly acquired title as Valerie A. Ramos

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 7 March, 2020 by **Christopher J. Ramos** and **Valorie A. Ramos, who incorrectly acquired title as Valerie A. Ramos** who are personally known to me or have produced _____ as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Barbara Collins
Notary Public

BARBARA COLLINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires Nov. 26, 2022

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 is $ 0.

Subscribed and sworn to before me

This 7 day of March, 2020.



My Commission Expires
Nov. 26, 2022

Affiant

Christopher J Ramos
Print Name

(Seal)

Barbara Collins
Notary Public

My commission expires:

11-26-2022

Barbara Collins
Print Name

True Copy Cerification

I, Jaimi Petrosky, 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.

Jaime Petrosky
Signature

State of Pennsylvania
County of Allegheny

Personally appeared before me, Lissette Anne Moree, a notary public for this county and
Notary's Name

state, Jaimi Petrosky, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature ~~I have witnessed~~.

Notary Signature

MY COMMISSION EXPIRES: 5/4/2022

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Beaver County
My commission expires May 4, 2022
Commission number 1223847
Member, Pennsylvania Association of Notaries