Karen Johnson Davidson County
Batch# 426661 DEEDQC
06/26/2020 11:05:45 AM 1 pg
Fees: $12.00 Taxes: $0.00
20200626-0069309

QUITCLAIM DEED

Return To
TRI STAR TITLE & ESCROW, LLC
1535 W NORTHFIELD BLVD, UNIT 16
MURFREESBORO, TN 37129

KNOWN ALL MEN BY THESE PRESENTS, that, **OSWALDO MENDOZA AQUINO AND ELIZABETH G. TROCCOLI, HUSBAND AND WIFE,** for and in consideration of Ten Dollars and 00/100's ($10.00) do/does hereby bargain, sell, remise, quitclaim, and convey unto, **OSWALDO MENDOZA AQUINO,** all his/her right, title, and interest including, but not limited to his/her marital interest in and to the following described real estate, located in **DAVIDSON,** Tennessee, described as follows:

Land in Rutherford County, Tennessee, being all of Unit No. 7601, on the plan of Old Hickory Commons, Section Five, a Planned Unit Development, according to plat and survey appearing of record in Instrument No. 20190502-0040941, in the Register's Office of Davidson County, to which plat reference is hereby made for more complete details of location and description of said property.

Being the same property conveyed to Oswaldo Mendoza Aquino and Elizabeth G. Troccoli, husband and wife, by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, dated October 23, 2019, of record in Instrument No. 20191029-0110699; Register's Office Davidson County, Tennessee.

Subject to all matters of record in Instrument No. 20190502-0040941, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions affecting this property of record in the Register's Office for Davidson County, Tennessee.

IN TESTIMONY WHEREOF he/she has(we) hereunto set his/her hand(s) and seal(s) this 24 day of June, 2020.

~~OSWALDO MENDOZA AQUINO~~ **ELIZABETH G. TROCCOLI**

STATE OF **TENNESSEE** County of Rutherford

On the 24 day of June, **2020,** before me a Notary Public in and for the said State and County, duly commissioned and qualified, personally appeared **OSWALDO MENDOZA AQUINO,** with whom I am personally acquainted, and who acknowledged the execution of the foregoing instrument and acknowledged that he/she executed the same as his/her free act and deed.

Witness my hand and official seal this 24th day of June, **2020.**

My Commission Expires: 1/24/21

Notary Public

SHERI L MORGAN — STATE OF TENNESSEE NOTARY PUBLIC — RUTHERFORD COUNTY

STATE OF **TENNESSEE** County of Rutherford

On the 24th day of June, **2020,** before me a Notary Public in and for the said State and County, duly commissioned and qualified, personally appeared **ELIZABETH G. TROCCOLI,** with whom I am personally acquainted, and who acknowledged the execution of the foregoing instrument and acknowledged that he/she executed the same as his/her free act and deed.

Witness my hand and official seal this 24th day of June, **2020.**

My Commission Expires: 1/24/21

Notary Public

SHERI L MORGAN — STATE OF TENNESSEE NOTARY PUBLIC — RUTHERFORD COUNTY

The actual consideration for this transfer is –0-

Affiant

Sworn and subscribed to me this 24th day of June, **2020.**

My Commission Expires: 1/24/21

Notary Public

SHERI L MORGAN — STATE OF TENNESSEE NOTARY PUBLIC — RUTHERFORD COUNTY

Prepared by: Tri Star Title & Escrow, LLC, 1535 w Northfield Blvd #16, Murfreesboro, TN 37129
Map/Parcel: 175-2-g-74co
Send Tax Bills To/New Owner: Oswaldo Mendoza Aquino, 5021 Upper Park Place, Antioch, Tn 37013