Karen Johnson Davidson County
Batch# 439181 DEEDQC
07/16/2020 02:28:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20200716-0078257

AFTER RECORDING RETURN TO:
Old Republic Title
530 South Main Street STE 1031
Akron, OH 44311
File No. 01-20053315-02C

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Tax ID No.: 171-04-0A-073.00-C (APN) 204202 (ALTERNATE APN)

QUIT CLAIM DEED

THIS DEED made and entered into on this 9th day of July, 2020, by and between **ARIN RODRIGUEZ F/K/A ARIN ARENS and ISRAEL RODRIGUEZ, AS JOINT TENANTS**, a mailing address of 5528 NEVIL POINT, BRENTWOOD, TN 37027-8280, hereinafter referred to as Grantor(s) and **ARIN RODRIGUEZ and ISRAEL RODRIGUEZ, WIFE AND HUSBAND, AS JOINT TENANTS**, a mailing address of 5528 NEVIL POINT, BRENTWOOD, TN 37027-8280, 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: 5528 NEVIL POINT, BRENTWOOD, TN 37027

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) in a prior Deed recorded under Instrument Number 20180315-0024394, recorded on 03/15/2018 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.

ARIN RODRIGUEZ F/K/A ARIN ARENS

ISRAEL RODRIGUEZ

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, **ARIN RODRIGUEZ F/K/A ARIN ARENS AND ISRAEL RODRIGUEZ,** 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 5528 Nevil Point, this 9th day of July, 20 20. Brentwood, TN 37027

Nashon Fondren
Notary Public
My Commission expires: 01/08/2024

NASHON FONDREN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 Tennessee
COUNTY OF Davidson

Sworn to before me this 9th day of July, 2020.

Notary Public
My Commission Expires: 01/08/2024

NASHON FONDREN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

ARIN RODRIGUEZ and ISRAEL RODRIGUEZ
5528 NEVIL POINT
BRENTWOOD, TN 37027-8280

Name and address of property owner:

ARIN RODRIGUEZ and ISRAEL RODRIGUEZ
5528 NEVIL POINT
BRENTWOOD, TN 37027-8280

EXHIBIT A
LEGAL DESCRIPTION

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 63 ON THE PLAN OF REVISION ONE, SECTION TWO, BROWNSTONE OF RECORD IN PLAT BOOK 970, PAGE(S) 942 AND 943, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

TAX ID NO: 171-04-0A-073.00-C (APN) 204202 (ALTERNATE APN)

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED

GRANTOR: MELISSA Y. MCGOWAN AND KEVIN M. MCGOWAN, WIFE AND HUSBAND
GRANTEE: ARIN ARENS AND ISRAEL RODRIQUEZ, AS JOINT TENANTS
DATED: 03/08/2018
RECORDED: 03/15/2018
DOC#/BOOK-PAGE: 20180315-0024394

PROPERTY COMMONLY KNOWN AS: 5528 NEVIL POINT, BRENTWOOD, TN 37027

Tennessee Certification of Electronic Document

I, Auburn R Carnegie, 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.

Signer's Name

Signature

State of PA

County of Allegheny

Personally appeared before me, Jennifer L. Lander, a notary public for this county and state,

Notary's Name

Auburn R Carnegie, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Signer's Name

Jennifer L Lander

Notary's Signature

MY COMMISSION EXPIRES: 10/17/2023

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
JENNIFER L LANDER - Notary Public
Allegheny County
My Commission Expires Oct 17, 2023
Commission Number 1355954

(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).

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