Karen Johnson Davidson County
Batch# 465594 DEEDQC
08/27/2020 02:38:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20200827-0097482

Prepared By

SOURCEPOINT FULFILLMENT SERVICES, INC.

2330 Commerce Park Drive NE, Suite 2

Palm Bay, Florida

32905

After Recording Return To

JULIA C. VALENCIA AND GUILLERMO L. VALENCIA

2113 Skyglen Trce

Cane Ridge, Tennessee

37013

Parcel : 173 08 04 087000

Space Above This Line for Recorder's Use

TENNESSEE QUITCLAIM DEED

State of Tennessee

Davidson County

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One-Dollar ($1.00) and/or other valuable consideration to the below in hand paid to:

JULIA C. VALENCIA, A MARRIED WOMAN, WHO ACQUIRED TITLE AS JULIANA ELITA VALENCIA, residing at 2113, Skyglen Trce, Cane Ridge, Tennessee, 37013.

The receipt whereof is hereby acknowledged, the undersigned hereby conveys and quitclaims to JULIA C. VALENCIA AND GUILLERMO L. VALENCIA, WIFE AND HUSBAND, residing at 2113, Skyglen Trce, Cane Ridge, Tennessee, 37013 (hereinafter called the "Grantee(s)"), all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to-wit:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO.7, ON THE FINAL PLAT, SECTION THREE, DEER VALLEY, "CLUSTER LOT SUBDMSION," OF RECORD IN INSTRUMENT NO. 20060614-0070867, 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 JULIANA ELITA VALENCIA BY DEED FROM GUILLERMO L. VALENCIA AND JULIA C. VALENCIA

RECORDED 1/10/2019 IN DEED DOCUMENT NO. 20190110-0002563
RECORDED IN THE DAVIDSON COUNTY, TENNESSEE.

Any Reference to recorded instruments is reference to the Register's Office in said County.

Grantor's Signature _____ Date 08-20-2020

Print Name: JULIA C. VALENCIA

Address: 2113, Skyglen Trce, Cane Ridge, Tennessee, 37013

State of Tennessee

County of Davidson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Julia C Valera whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 20 day of Aug, 20 23.

_____ **(SEAL)**

Notary Public

My Commission Expires: 3.4.24

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON COUNTY

I, or we, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer is one-dollar ($1.00).

Affiant's Signature Guillermo L Valencia

State of Tennessee

County of Davidson

Subscribed and sworn before me this 20 day of August, 2020.

Notary Public

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON COUNTY

State of Florida
County of Brevard

I hereby swear or affirm that the consideration for this transfer or value of the property transferred whichever is greater is $1.00 (QuitClaim Deed), which amount is greater than the amount which the property transferred would command at a fair and voluntary sale.

WITNESS my hand and official seal, this 3rd day of August, 2020

Dallas Michaud
Affiant

Sworn and Subscribed before me, this 3rd day of August, 2020

Beverly Pascal
Notary Public

My Commission Expires
June 1, 2024

BEVERLY PASCAL
Notary Public-State of Florida
Commission # HH 5799
My Commission Expires
June 01, 2024

Name and address of Property Owner:
Julia C Valencia and Guillermo L Valencia
2113 Skyglen Trce, Cane Ridge, Tennessee 37013

Name and address of the person or Entity Responsible for the payment of the Real Property Tax:
Freedom Mortgage Corporation
907 Pleasant Valley Ave Ste 3
Mount Laure, NJ 08054

True Copy Certification

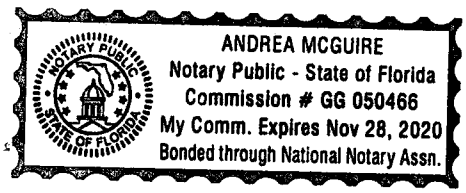
I, Betty H McNutt, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Betty H. McNutt
Signature

State of FLORIDA

County of BREVARD

Personally appeared before me, Andrea McGuire, a notary public for this County and State, Betty H. McNutt, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public Signature
Print Name: Andrea McGuire

Notary Seal (if on paper)