Karen Johnson Davidson County
Batch# 502377 DEEDQC
10/28/2020 10:37:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20201028-0124836

Commitment Number: 27048461

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:
Miguel Zubillaga and **Maria Zubillaga**, 401 Jameswood Court, Hermitage, TN 37076

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
075-12-0B-102-00

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.

Miguel Zubillaga, grantor, a married man, whose mailing address is **401 Jameswood Court, Hermitage, TN 37076**, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Miguel Zubillaga** and **Maria Zubillaga, husband and wife**, as tenants by the entirety, hereinafter grantees, whose tax mailing address is **401 Jameswood Court, Hermitage, TN 37076**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SEE EXHIBIT A ATTACHED HERETO FOR THE LEGAL DESCRIPTION

Property Address is: 401 Jameswood Court, Hermitage, TN 37076

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a 20021002-0119716 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: 075-12-0B-102-00

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 July 6, 2020:

Miguel Zubillaga

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on July 6, 2020 by **Miguel Zubillaga** who are personally known to me or have produced Driver License 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.

Notary Public

JANA DRURY
TENNESSEE
NOTARY
PUBLIC
My Comm. Exp.
COUNTY OF DECEMBER 19, 2023

State of Tennessee
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 $0.00.

Subscribed and sworn to before me

This 6th day of July, 20 20.

Affiant

Miguel Zubillaga
Print Name

(Seal)



Notary Public

My commission expires:

December 19th, 2023

Jana Drury
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

Being Lot No. 36 on the plan of Phase Two, Section 5, Brookside Woods, A Planned Unit Development as of record in Instrument No. 20011011-0110735, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description. Being the same parcel conveyed to MIGUEL ZUBILLAGA, MARRIED from NVR, INC., A VIRGINIA CORPORATION, TRADING AS FOX RIDGE HOMES, by virtue of a deed dated 9/20/2002, recorded 10/02/2002, as instrument no. 20021002-0119716 County of DAVIDSON, State of TENNESSEE.

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