Karen Johnson Davidson County
Batch# 502785 DEEDQC
10/28/2020 02:49:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20201028-0125309

AFTER RECORDING RETURN TO:
AMC SETTLEMENT SERVICES
345 ROUSER RD BLDG 5
CORAOPOLIS, PA 15108
File No. 50010655

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

Tax ID No.: 165090A08500CO

QUIT CLAIM DEED

THIS DEED made and entered into on this 31 day of July, 2020, by and between **Mario F. Miranda and Teresa Miranda, husband and wife** a mailing address of 2012 Whitney Creek Dr, Antioch, TN 37013 **and Mayra A. Miranda, a married woman**, a mailing address of 1307 Ritchey Dr, Marion, IL 62959, hereinafter referred to as Grantor(s) and **Mario F. Miranda and Teresa Miranda, husband and wife, as tenants by the entirety**, a mailing address of 2012 Whitney Creek Dr, Antioch, TN 37013, 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: 2012 Whitney Creek Dr, Antioch, TN 37013

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property conveyed to Mario F. Miranda and Teresa Miranda and Mayra A. Miranda, from T.F. Homes, LLC, in a prior Deed recorded under Instrument Number 20040325-0033854, recorded on 03/25/2004 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.

Mario F. Miranda

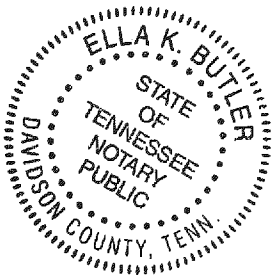
Teresa Miranda

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, **Mario F. Miranda and Teresa Miranda**, 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 Antioch TN, this 31 day of July, 2020.

Ella K. Butler
Notary Public
My Commission expires: 09/07/2020



No title exam performed by the preparer. Legal description and party's names provided by the party.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Mayra A Miranda

Mayra A. Miranda

STATE OF Illinois
COUNTY OF Williamson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, **Mayra A. Miranda**, 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 Marion, IL, this 5 day of Aug, 2020.

Jean A. Griffin

Notary Public
My Commission expires: 11-28-2020

OFFICIAL SEAL
JEAN A GRIFFIN
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:11/28/20

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 TN
COUNTY OF Davidson

Sworn to before me this 31 day of July, 2020.

Notary Public
My Commission Expires: 09/07/2020

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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

Mario F. Miranda and Teresa Miranda
2012 Whitney Creek Dr
Antioch, TN 37013

Name and address of property owner:

Mario F. Miranda and Teresa Miranda
2012 Whitney Creek Dr
Antioch, TN 37013

EXHIBIT A
LEGAL DESCRIPTION

ALL THAT PARCEL OF LAND, IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE AS MORE FULLY DESCRIBED AS FOLLOWS:

BEING LOT NO. 63 ON THE PLAN OF LAKEWOOD VILLAGE, SECTION 3 OF RECORD IN INSTRUMENT NO. 20020321-0034912, REGISTER'S OFFICE FOR SAID COUNTY.

PARCEL ID NUMBER: 165090A08500CO

BEING THE SAME PROPERTY ACQUIRED BY MARIO F. MIRANDA AND TERESA MIRANDA AND MAYRA A. MIRANDA BY DEED OF T.F. HOMES, LLC, DATED 03/19/2004 AND RECORDED 03/25/2004 IN INSTRUMENT NUMBER 20040325-0033854.

PROPERTY COMMONLY KNOWN AS: 2012 Whitney Creek Dr, Antioch, TN 37013

True Copy Certification

I, Kimberly Earley, 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.

Signature

State of PA

County of Allegheny

Personally, appeared before me, Virginia L.W. Juzwick, a Notary Public for this County and State, Kimberly Earley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 8-31-22
Notary' Seal (if on paper)

Commonwealth of Pennsylvania - Notary Seal
Virginia L W Juzwick, Notary Public
Allegheny County
My commission expires August 31, 2022
Commission number 1080981