Karen Johnson Davidson County
Batch# 510104 DEEDQC
11/09/2020 08:27:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20201109-0130921

This Instrument prepared by:
K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371

Return to:
Orange Coast Lender Services, 1000 Commerce Drive, Suite 520, Pittsburgh, PA 15275

Reference Number: 660549

Exempt pursuant to 67-4-409(a)(3)(A)(ii).

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Jose A. Santiago Martinez and Jacqueline Garcia Escudero	Jose A. Santiago Martinez and Jacqueline Garcia Escudero	08713003900
4505 Brooke Valley Drive	4505 Brooke Valley Drive	
Hermitage, TN 37076	Hermitage, TN 37076	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, JOSE A. SANTIAGO MARTINEZ, who acquired title as JOSE ANDRES SANTIAGO, now married, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto JOSE A. SANTIAGO MARTINEZ and JACQUELINE GARCIA ESCUDERO, husband and wife, as tenants by the entirety with right of survivorship, hereinafter referred to as "Grantee", whose mailing address is: 4505 Brooke Valley Drive, Hermitage, TN 37076, their heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 174-A on the plan of Valley Grove, Section Two, Zone Lot Division of Lot 174, of record in Book 6050, page 39, Register's Office for Davidson County, Tennessee to which plan references is hereby made for a more complete legal description.

Said Lot No. 174-A fronts 23.71 feet on the westerly margin of Brooke Valley Drive and extends back 174.57 feet on the southerly line being a broken line and 146.63 feet on the northerly line being a broken line to a dead line in the rear, measuring 43.76 feet thereon.

This conveyance is subject to the following:

1. All matters as shown on Plan of record in Plat Book 6050, 39; Book 6128, page 492; and Book 6244, page 158, said Register's Office.

2. Restrictions of record in Book 6011, Page 300; Book 6096, Page 283; and Book 6262, Page 525, said Register's Office.

Tax ID No.: 08713003900

BEING the same property conveyed to Grantor herein by Deed recorded in Instrument No. 20070102-0000043, in the Office of the County Register of Deeds for Davidson County, Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 4505 Brooke Valley Drive, Hermitage, TN 37076.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 27 day of October, 2020.

Jose A. Santiago Martinez

JOSE A. SANTIAGO MARTINEZ, who acquired title as JOSE ANDRES SANTIAGO

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that JOSE A. SANTIAGO MARTINEZ, who acquired title as JOSE ANDRES SANTIAGO, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 27 day of October, 2020.

Kanetha Coffman

Notary Public
My Commission expires: 6/20/23

KANETHA COFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

VALUATION AFFIDAVIT

We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 10.00.

Jose A. Santiago Martinez — JOSE A. SANTIAGO MARTINEZ

Jacqueline Garcia — JACQUELINE GARCIA ESCUDERO

Subscribed and sworn to before me this 27 day of October, 2020.

Notary Public

My Commission expires: 11/26/23

KANETHA COFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Order #660549

Exhibit A Legal Description

A certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 174-A on the plan of Valley Grove, Section Two, Zone Lot Division of Lot 174, of record in Book 6050, page 39, Register's Office for Davidson County, Tennessee to which plan references is hereby made for a more complete legal description.

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This conveyance is subject to the following:

1. All matters as shown on Plan of record in Plat Book 6050, 39; Book 6128, page 492; and Book 6244, page 158, said Register's Office.
2. Restrictions of record in Book 6011, page 300: Book 6096. page 283 and Book 6262, page 525, said Register's

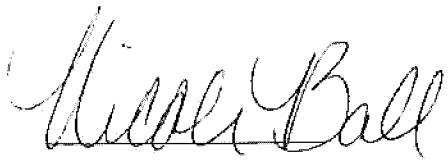
Being the same property conveyed to Jose Andres Santiago, deed dated 12/27/2006, recorded 1/2/2007, in Inst# 20070102-0000043, in the County of Davidson, State of Tennessee.

More commonly known as: 4505 Brooke Valley Drive, Hermitage, TN 37076

Parcel Id: 08713003900

TRUE COPY CERTIFICATION

I, **Nicole Ball**, 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.



Nicole Ball

State of Pennsylvania

County of Allegheny

Personally appeared before me, Sean Depp, a notary public for this county and state, Nicole Ball, 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: 5/3/2021

Notary's Seal:

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Sean Depp, Notary Public
Findlay Twp., Allegheny County
My Commission Expires May 3, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES