Karen Johnson Davidson County
Batch# 512248 DEEDQC
11/09/2020 12:19:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20201109-0131381

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

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Dolores I. Figueroa	Dolores I. Figueroa	43-1-A-16CO
749 Shandale Drive	749 Shandale Drive	
Madison, TN 37115	Madison, TN 37115	

Exempt pursuant to 67-4-409(a)(4)

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, DOLORES I. FIGUEROA and NAYELI BETANZOS, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto DOLORES I. FIGUEROA, hereinafter referred to as "Grantee", whose mailing address is: 749 Shandale Drive, Madison, TN 37115, her 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, and being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 62, on the Revised Final Plat for Section 4, Shannon Place Subdivision of record in Instrument No. 20010502-0044879, Register's Office for said County, to which Plat reference is hereby made for a more complete legal description.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines
of record.

Tax ID No.: 43-1-A-16CO

BEING the same property conveyed to Grantor herein by Deed recorded in Document No. 20031023-0156644, 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 749 Shandale Drive, Madison, TN 37115.

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 21 day of July, 2020.

DOLORES I. FIGUEROA

STATE OF ~~TENNESSEE~~ VA (PSBR)
COUNTY OF Prince William

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that DOLORES I. FIGUEROA, 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 21 day of July, 2020.

Notary Public
My Commission expires: 10/31/2023

PAOLA JIMENA BEIZAGA-RAMIREZ
NOTARY PUBLIC
REG. # 7500696
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES 10/31/2023

NAYELI BETANZOS

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that NAYELI BETANZOS, 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 22 day of 06, 20 20.

Notary Public
My Commission expires: 03-06-24

RAKESH NITIN DUMPETI
My Commission Expires 03-06-2024
DAVIDSON COUNTY, TENNESSEE

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 0.

Affiant/Grantee

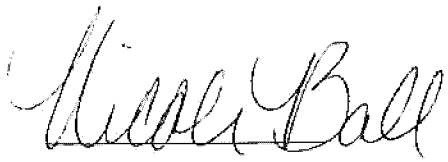
Subscribed and sworn to before me this 21 day of July, 2020

Notary Public
My Commission expires: 10/31/2023

PAOLA JIMENA BEIZAGA-RAMIREZ
NOTARY PUBLIC
REG. # 7500696
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES 10/31/2023

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