This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371

Karen Johnson Davidson County
Batch# 533450 DEEDQC
12/15/2020 08:43:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20201215-0147499

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

Reference Number: 673097

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Irma Angeles	Irma Angeles	162 10 0 175.00
620 Roxanne Drive	620 Roxanne Drive	
Antioch, TN 37013	Antioch, TN 37013	

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 BAUTISTA GUTIERREZ and IRMA ANGELES ~~VELASQUEZ~~ Velazquez also known as IRMA ANGELES, husband and wife, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto IRMA ANGELES, a married woman, hereinafter referred to as "Grantee", whose mailing address is: 620 Roxanne Drive, Antioch, TN 37013, 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: I.A.V

Land in Davidson County, Tennessee, being Lot 180, PLAN OF BROOKVIEW ESTATES, SECTION II, as shown on plat of record in Plat Book 4460, Page 163, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Tax ID No.: 162 10 0 175.00

BEING the same property conveyed to Grantor herein by Deed recorded as Instrument No. 20100702-0051983, 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 620 Roxanne Drive, Antioch, TN 37013.

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 05 day of December, 2020.

Jose Bautista Gutierrez
JOSE BAUTISTA GUTIERREZ

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that JOSE BAUTISTA GUTIERREZ, 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 05 day of December, 2020.

Belinda Martinez
Notary Public
My Commission expires: 04/13/2021

BELINDA MARTINEZ
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 05 day of December, 2020.

IRMA ANGELES V. I.A.V
IRMA ANGELES ~~VELASQUEZ~~ Velazquez
also known as IRMA ANGELES

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that IRMA ANGELES VELASQUEZ also known as IRMA ANGELES, 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 05 day of December, 2020.

Belinda Martinez
Notary Public
My Commission expires: 04/13/2021

BELINDA MARTINEZ
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

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 $ 100.00.

IRMA ANGELES V.
IRMA ANGELES

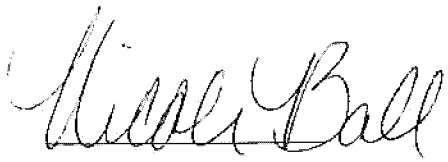
Subscribed and sworn to before me this 05 day of December, 2020.

Belinda Martinez
Notary Public
My Commission expires: 04/13/2021

BELINDA MARTINEZ
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

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