Karen Johnson Davidson County
Batch# 554599 DEEDQC
01/14/2021 02:10:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210114-0006606

Return to:

ORANGE COAST LENDER SERVICES
1000 COMMERCE DR SUITE 520
PITTSBURGH PA 15275

Send Tax Notices to:
JUAN RODRIGUEZ-DAVILA
DORA MARIA ORTEGA-ORTIZ
508 CASTLEGATE DRIVE
NASHVILLE, TN 37217

FILE NO. 670185

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
BC LAW FIRM, P.A. Prepared By: 1803 S KANNER HWY, STUART, FL 34994
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JUAN RODRIGUEZ-DAVILA DORA MARIA ORTEGA-ORTIZ	JUAN RODRIGUEZ-DAVILA DORA MARIA ORTEGA-ORTIZ	136 10 0 005.00
508 CASTLEGATE DRIVE NASHVILLE, TN 37217	508 CASTLEGATE DRIVE NASHVILLE, TN 37217	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **JUAN RODRIGUEZ-DAVILA AND WIFE, DORA MARIA ORTEGA-ORTIZ, WHO ERRONEOUSLY ACQUIRED TITLE AS DORA MARIA RODRIGUEZ-ORTIZ AND JUAN RODRIGUEZ, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **JUAN RODRIGUEZ-DAVILA AND WIFE, DORA MARIA ORTEGA-ORTIZ**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL THE RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING LOT NO. 5 ON THE PLAN OF CASTLEGATE, SECTION ONE, AS SHOWN OF RECORD IN PLAT BOOK 4660, PAGE 115, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

SUBJECT TO ALL MATTERS AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4460, PAGE 115, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO RESTRICTIONS AS SHOWN OF RECORD IN BOOK 4649, PAGE 295, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO JUAN RODRIGUEZ-DAVILA AND WIFE, DORA MARIA RODRIGUEZ-ORTIZ AND JUAN RODRIGUEZ, UNMARRIED, DEED DATED 6/25/2008, RECORDED DATE 6/27/2008, IN INSTRUMENT NO. 20080627-0066740, IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Property known as, 508 CASTLEGATE DRIVE, NASHVILLE, TN 37217

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 4 day of January, 20 21.

Juan Rodriguez Davila
JUAN RODRIGUEZ-DAVILA

Dora maria Ortega Ortiz
DORA MARIA ORTEGA-ORTIZ

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Heather M Miqui of the state and county mentioned, personally appeared **JUAN RODRIGUEZ-DAVILA AND DORA MARIA ORTEGA-ORTIZ,** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

Heather M Miqui
Notary Public
Printed Name: Heather M Miqui
My Commission Expires: October 30, 2024

HEATHER M. MIQUI
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/30/2024
WILSON COUNTY

Witness my hand this 4 day of January, 2021.

JUAN RODRIGUEZ

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Heather M. Miqui of the state and county mentioned, personally appeared **JUAN RODRIGUEZ,** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

HEATHER M. MIQUI
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/30/2024
WILSON COUNTY

VALUATION AFFIDAVIT

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 $ 10.00.

Affiant

STATE OF TENNESSEE

COUNTY OF Davidson

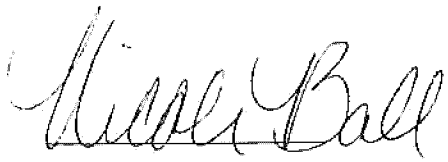
Subscribed and sworn before me this the 4 day of January, 2021.

Notary Public
My commission expires: October 30, 2024



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