QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 559596 DEEDQC
01/25/2021 08:00:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210125-0010192

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 22N DAY OF JAN, 2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 21-2149LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Francisco Orellana and Catalina Orellana	Same as the Owner	149-11A-49CO
1309 Rice Hill Circle		
Anticoch, TN 37013		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

FRANCISCO ORELLANA

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

FRANCISCO ORELLANA AND CATALINA ORELLANA,
AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1309 Rice Hill Circle, Anticoch, TN 37013

Witness my hand on this 22ND day of January, 2021.

Francisco Orellana

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named: FRANCISCO ORELLANA, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that FRANCISCO ORELLANA executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 22nd day of January, 2021.

Notary Public

My Commission Expires: 2-19-2024

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

21-2149LA

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of Rice Hill, Phase 3, of record in Book 6900, page 292, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Francisco Orellana and wife, Adella Orellana from Francisco Orillana by Quitclaim Deed of record in Instrument No. 20030922-0139371, Register's Office for Davidson County, Tennessee.

Adella Orellana* having since died on 05/13/2008

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Certificate of Authenticity

I, Jim R. Vanderpool, do hereby make an 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 with the law.

Jim R. Vanderpool

State of Tennessee
County of Williamson

Personally appeared before me, Kim Hollingshead, a notary public for this county and state, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires: 2/12/23