Karen Johnson Davidson County
Batch# 595654 DEEDQC
03/19/2021 12:15:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20210319-0036707

This Instrument prepared by:

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

Mail Tax Statement To:
Philip Ortiz, 605 Des Moines Drive, Hermitage, TN 37076

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Philip J. Ortiz and Jordan Kolodka		075 07 0 058.00
605 Des Moines Drive		
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, PHILIP ORTIZ also known as PHILIP J. ORTIZ, now married, and JUAN ORTIZ and REBECCA L. ORTIZ, husband and wife, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto PHILIP J. ORTIZ and JORDAN KOLODKA, husband and wife, hereinafter referred to as "Grantee", whose mailing address is: 605 Des Moines 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. 49, Tulip Grove Subdivision, Section II, as of record in Plat Book 3700, Page 122, Register's Office for Davidson County, Tennessee.

Said Lot No. 49 fronts 78.8 feet on the easterly side of Des Moines Drive and runs back 189.45 feet on the southerly line and 239.25 feet on the northerly line, which is a broker line, to a dead line in the rear measuring 96.33 feet thereon.

Tax ID No.: 075 07 0 058.00

BEING the same property conveyed to Philip Ortiz, a single man, and Juan Ortiz and Rebecca L. Ortiz, husband and wife, by Deed recorded in Document No. 20181218-0122826, 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 605 Des Moines 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 23 day of Dec, 2020.

x _____
PHILIP ORTIZ also known as PHILIP J. ORTIZ

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that PHILIP ORTIZ also known as PHILIP J. ORTIZ, 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 23 day of Dec, 2020.

_____
Notary Public
My Commission expires: 09-06-22

LOUIS NOSAKHARE OGIEMUDIA SR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

JUAN ORTIZ

REBECCA L. ORTIZ

STATE OF ~~TENNESSEE~~ IL
COUNTY OF Kane.

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that JUAN ORTIZ, 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 Dec, 2020:

Notary Public
My Commission expires: 3/7/2022

"OFFICIAL SEAL"
MARICELA LOPEZ
Notary Public - State of Illinois
My Commission Expires March 07 2022

STATE OF ~~TENNESSEE~~ IL
COUNTY OF Kane.

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that REBECCA L. ORTIZ, 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 Dec, 2020:

Notary Public
My Commission expires: 3/07/2022.

"OFFICIAL SEAL"
MARICELA LOPEZ
Notary Public - State of Illinois
My Commission Expires March 07 2022

EXHIBIT 'A'

File No.: **11059-429868 (CH)**
Property: **605 Des Moines Drive, Hermitage, TN 37076**

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 49, TULIP GROVE SUBDIVISION, SECTION II, AS OF RECORD IN PLAT BOOK 3700, PAGE 122, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 49 FRONTS 78.8 FEET ON THE EASTERLY SIDE OF DES MOINES DRIVE AND RUNS BACK 189.45 FEET ON THE SOUTHERLY LINE AND 239.25 FEET ON THE NORTHERLY LINE, WHICH IS A BROKER LINE, TO A DEAD LINE IN THE REAR MEASURING 96.33 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO EDWARD P. JANISZEWSKI AND JAIME E. JANISZEWSKI, HUSBAND AND WIFE, BY WARRANTY DEED DATED FEBRUARY 18, 2014 FROM JOSH LUTTRELL AND WIFE, JILL LUTTRELL, RECORDED FEBRUARY 20, 2014 AT INSTRUMENT NO. 20140220-0014496, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

A.P.N. 075 07 0 058.00

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.

Affiant/Grantee

Subscribed and sworn to before me this 23 day of Dec, 20 20.

Notary Public
My Commission expires: 09-06-22

LOUIS NOSAKHARE OGIEMUDIA SR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Allyn Morgan, 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.

Signature _____
Allyn Morgan

State of Texas,

Count of Dallas,

Personally appeared before me, Kayla mcqueery, notary public for this county and state, appeared allyn morgan 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: 6/27/2021

Notary Seal

KAYLA L. MCQUEARY
Notary Public, State of Texas
Comm. Expires 06-27-2021
Notary ID 129432363