AFTER RECORDING RETURN TO:
Radian Settlement Services, Inc.
1000 GSK Drive, Suite 210
Coraopolis, PA 15108
File No. 1280240066

Karen Johnson Davidson County
Batch# 651939 DEEDQC
06/08/2021 12:32:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210608-0076755

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Parcel ID No.: 16206016600

QUIT CLAIM DEED

THIS DEED made and entered into on this 4th day of May, 2021, by and between **Amy Ruth Tilla A/K/A Amy Tilla, a married person joined in execution by their spouse, Luis David Ramirez Flores**, a mailing address of 5220 Tusculum Court, Nashville, TN 37211, hereinafter referred to as Grantor(s) and **Amy Ruth Tilla and Luis David Ramirez Flores, a married couple, joint tenants with right of survivorship**, a mailing address of 5220 Tusculum Court, Nashville, TN 37211, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Property Address: 5220 Tusculum Court, Nashville, TN 37211

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Instrument Number: 20160506-00449938, recorded on 05/06/2016 in Davidson County, TENNESSEE.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Amy Ruth Tilla A/K/A Amy Tilla

Luis David Ramirez Flores

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Amy Ruth Tilla A/K/A Amy Tilla and Luis David Ramirez Flores, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Tennessee, this 14th day of May, 2021.

Tammie Blakeney
Notary Public
My Commission expires: My Commission Expires March 13, 2022

TAMMIE BLAKENEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 4th day of May, 2021.

Tammie Blakeney

Notary Public
My Commission Expires: My Commission Expires March 13, 2022

TAMMIE BLAKENEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Name and address for person(s) responsible for taxes:

Amy Ruth Tilla and Luis David Ramirez Flores
5220 Tusculum Court
Nashville, TN 37211

Name and address of property owner:

Amy Ruth Tilla and Luis David Ramirez Flores
5220 Tusculum Court
Nashville, TN 37211

EXHIBIT A
LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL PROPERTY IN THE CITY OF NASHVILLE, COUNTY OF DAVIDSON, STATE OF TN, DESCRIBED AS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 151 ON THE PLAN OF FAIR OAKS, SECTION 2, OF RECORD IN PLAT BOOK 4460, PAGE 52 & 53, REGISTER'S OFFICE FOR THE SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO DARRELL LEHMAN, UNMARRIED, BY WARRANTY DEED FROM SEAN HICKS AND WIFE, PATRICIA HICKS, DATED OCTOBER 23, 2008, RECORDED NOVEMBER 10, 2008, OF RECORD IN INSTRUMENT 20081110-0111121, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PARCEL ID NUMBER: 16206016600

PROPERTY COMMONLY KNOWN AS: 5220 Tusculum Court, Nashville, TN 37211

Tennessee Certification of Electronic Document

I, SALLY Jo SMITH, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Sally Jo Smith
Signature

State of PENNSYLVANIA
County of ALLEGHENY

Personally appeared before me, Katie Peterson, a notary public for this county and
Notary's Name

state, Sally Jo Smith, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Katie Peterson
Notary Signature

MY COMMISSION EXPIRES: 7-18-21

NOTARY'S SEAL

Commonwealth of Pennsylvania
Notarial Seal
KATIE PETERSON - Notary Public
ALLEGHENY TWP, ALLEGHENY COUNTY
My Commission Expires Jul 18, 2021

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).