Karen Johnson Davidson County
Batch# 663017 DEEDQC
06/23/2021 10:25:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210623-0084667

Commitment Number: 28019670
Seller's Loan Number: 104098203

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 9078 Union Centre Blvd., Suite 350, West Chester, Ohio 45069 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Blanca Sanchez and **Ernesto Sanchez**, 5170 Hickory Hollow Pkwy 249 Antioch, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
163-05-0B-082-00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Blanca M. Morales, N/K/A Blanca Sanchez, grantor, a married woman, whose mailing address is **5170 Hickory Hollow Pkwy 249 Antioch, TN 37013**, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Blanca Sanchez** and **Ernesto Sanchez**, wife and husband, as joint tenants, hereinafter grantees, whose tax mailing address is **5170 Hickory Hollow Pkwy 249 Antioch, TN 37013**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SEE EXHIBIT A ATTACHED HERETO FOR THE LEGAL DESCRIPTION

Property Address is: 5170 Hickory Hollow Pkwy 249 Antioch, TN 37013

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a

deed recorded at 20151023-0108119 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 163-05-0B-082-00

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on 10 March, 2021:

Blanca M Morales N/K/A Blanca M Sanchez
Blanca M. Morales, N/K/A Blanca Sanchez

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 10 March, 2021 by **Blanca M. Morales, N/K/A Blanca Sanchez** who is personally known to me or has produced DL as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

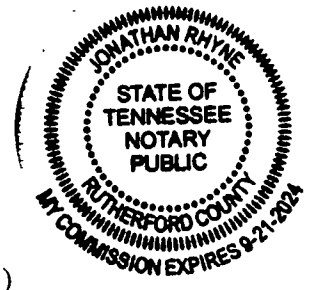
JONATHAN RHYNE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-21-2024

State of TN
County of Davidson

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 $0.00.

Subscribed and sworn to before me

This 10 day of March, 2021.



(Seal)

Affiant

Blanca M Sanchez
Print Name

Notary Public

My commission expires:

9/21/24

Jonathan Rhyne
Print Name

Order No.: 28019670

LEGAL DESCRIPTION

EXHIBIT "A"

Being Lot No. 82 on the final Plat of Mill Park, Section One, Phase 11 (formerly Hickory Hollow Townhomes) a horizontal property regime (private element) subdivision, of record in Instrument No. 20000706-0066999, Registers Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same parcel conveyed to Blanca M. Morales from Brandi Michelle Elliott, by virtue of a deed dated 10/22/2015, recorded 10/23/2015, in deed instrument no. 20151023-0108119, county of Davidson, state of Tennessee.

Assessor's Parcel No: 163-05-0B-082-00

Tennessee Certification of Electronic Document

I, WENDY MARTIN, 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.

Wendy L. Martin
Signature

State of PENNSYLVANIA

County of ALLEGHENY

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

state, WENDY MARTIN, who acknowledges that this certification of an electronic
Signer's Name

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

Notary Signature

MY COMMISSION EXPIRES: 5/4/2022

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Beaver County
My commission expires May 4, 2022
Commission number 1223847
Member, Pennsylvania Association of Notaries