Karen Johnson Davidson County
Batch# 666080 DEEDQC
06/28/2021 08:47:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210628-0086909

File Number: ORG-144907

After Recording, Send To:
Title365/Recording Team
345 Rouser Rd., Building 5, Suite 300
Coraopolis, 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:
Luis A Coreas and **Yesenia Del Carmen Coreas**, 3712 BAKERTOWN RD., Nashville, TN 37211

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
148-06-0-126.00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): quitclaim for no consideration

Yesenia Del Carmen Coreas who acquired title as Yesenia Coreas, married, hereinafter grantor, whose tax-mailing address is **3712 BAKERTOWN RD., Nashville, TN 37211**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Luis A. Coreas** and **Yesenia Del Carmen Coreas**, husband and wife, hereinafter grantees, whose tax mailing address is **3712 BAKERTOWN RD., Nashville, TN 37211**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

All that certain lot, piece or parcel of ground situate, lying and being in the Davidson County, State of Tennessee and more particularly described as follows: Land in Davidson County, Tennessee, 5th Civil district being Lot No. 20 on the Plan of Mangum Heights of record in Plat Book 2330, Page 147, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description. APN: 148-06-0-126.00
Property Address is: 3712 BAKERTOWN RD., Nashville, TN 37211

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at 20121120-0106895 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 148-06-0-126.00

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 June 18, 2021:

Yesenia del carmen coreas

Yesenia Del Carmen Coreas

STATE OF TN
COUNTY OF Rutherford

The foregoing instrument was acknowledged before me on June 18, 2021 by **Yesenia Del Carmen Coreas** who is personally known to me or has produced TN driver's license 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.

Rhonda Burgess Howse

Notary Public RHONDA BURGESS HOWSE

RHONDA BURGESS HOWSE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

Tennessee Certification of Electronic Document

I, Auburn R Carnegie, 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.

Signature

State of PA

County of Allegheny

Personally appeared before me, Jennifer L. Lander, a notary public for this county and state,
Notary's Name

Auburn R Carnegie, who acknowledges that this certification of an electronic document is
Signer's Name

true and correct and whose signature I have witnessed.

Jennifer L Lander
Notary's Signature

MY COMMISSION EXPIRES: 10/17/2023

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
JENNIFER L LANDER - Notary Public
Allegheny County
My Commission Expires Oct 17, 2023
Commission Number 1355954

(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).

SA0241
00569731