Name and Address of New Owner:
Erano Pantaleon, Sr
1980 Wild Oaks Court
Nashville, TN 37013

Send Tax Bills To:
Erano Pantaleon, Sr
1980 Wild Oaks Court
Nashville, TN 37013

This Instrument Prepared By:

Omnia Title Corp.
205 North Armenia Avenue
Suite 101
Tampa, FL 33609

Karen Johnson Davidson County
Batch# 685005 DEEDQC
07/28/2021 09:49:46 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210728-0101316

Map & Parcel No: 163-07-0A-074.00-C

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Erano Pantaleon, Sr., a married man,** "the Grantor," convey and quitclaim unto **Erano Pantaleon, Sr and Mary Jennie Pantaleon, husband and wife, and Jacqueline Pantaleon, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davison County, Tennessee, being Lot No. 74 on the Final Plat of Ridgeview UDO, Phase One, as of record in instrument no. 20080603-0056596, register's office for Davidson county, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description of said lot.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

Source of Title: 20180725-0072376

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 28 day of July, 2021.

_____(SEAL)

BROOKE GALLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

WITNESS my hand and official seal this 28th day of July, 2021.

_____
Notary Public
My commission expires: 01/03/2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$ 0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
_____day of _____, 2021.

_____
Notary Public
My commission expires: _____

File # TN-20-2503

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0

Jacqueline M. Pantaleon Affiant

Subscribed and sworn before me this the
28 **Day of** July, 2021.
Brandi Wells, **Deputy Register**