Karen Johnson Davidson County
Batch# 739633 DEEDQC
10/19/2021 02:18:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20211019-0140398

AFTER RECORDING RETURN TO:
Closing USA, LLC
7665 Omnitech Pl.
Victor, NY 14564
File No. CL210099518LD

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

Parcel ID No.: 150 14 0A 059.00

QUITCLAIM DEED

This deed is exempt from transfer tax pursuant to Sec. 67-4-409(a)(3)(A)(i).

THIS DEED made and entered into on this 7th day of October, 2021, by and between **Robert Ortega F/K/A Julio Ortega, a married man who acquired title as unmarried, joined in execution by his spouse, Tammy Ortega,** a mailing address of 1511 Azalee Lane, Chapel Hill, TN 37034, hereinafter referred to as Grantor(s) and **Robert Ortega and Tammy Ortega, a married couple, as tenants by the entirety,** a mailing address of 1511 Azalee Lane, Chapel Hill, TN 37034, 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: 3933 Calumet Drive, Antioch, TN 37013

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: 20041025-0128297, recorded on 10/25/2004 in Davidson County, Tennessee.

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

Robert Ortega

Robert Ortega

F/K/A Julio Ortega

Tammy Ortega

Tammy Ortega

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Robert Ortega F/K/A Julio Ortega and Tammy Ortega, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Tennessee, this 7th day of October, 2021.

Notary Public
My Commission expires: 6-1-2025

BRYANT L. GRANTHAM
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.

Kimberly Beard
Affiant

Print Name: Kimberly Beard

STATE OF TN
COUNTY OF Davidson

Sworn to before me this 7th day of October, 2021.

Notary Public
My Commission Expires: 6-1-2025

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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

Robert Ortega and Tammy Ortega
1511 Azalee Lane
Chapel Hill, TN 37034

Name and address of property owner:

Robert Ortega and Tammy Ortega
1511 Azalee Lane
Chapel Hill, TN 37034

LEGAL DESCRIPTION

The following described property situated in the county of Davidson state of Tennessee to-wit:

LAND IN DAVIDSON COUTNY, TENNESSEE, BEING LOT NO. 59 ON THE PLAN OF CALUMET, PHASE 3, OF RECORD IN PLAT BOOK 9700, PAGE 13, REGISTER 'S OFFICE FOR SAID COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION. BEING THE SAME PARCEL CONVEYED TO JULIO ORTEGA FROM JILL A FLOYD, BY VIRTUE OF A DEED DATED 10/22/2004, RECORDED 10/25/2004, AS INSTRUMENT NO. 20041025-0128297 COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Parcel/APN/Tax ID: 150 14 0A 059.00

Certificate of Authenticity

I, Jennifer Terranova, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 10/7/2021.

Date

Jennifer Terranova

Affiant Signature

10/12/2021

Date

State of New York

County of Ontario

Sworn to and subscribed before me this 12th day of October, 20 21.

Kimberly K. Atkins

Notary Signature

KIMBERLY L. ATKINS
Notary Public, State Of New York
Monroe County, Reg # 01AT5059350
Commission Expires April 22, 2022

My Commission Expires: 04/22/2022

Date

Notary's Seal (if on paper)