QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 754058 DEEDQC
11/12/2021 02:27:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20211112-0151047

STATE OF ILLINOIS
COUNTY OF COOK

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

ALFREDO FONSECA
Affiant

ARIANA FONSECA
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF NOVEMBER, 2021.

Ofelia C. Franco
Notary Public

OFFICIAL SEAL
OFELIA C FRANCO
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 07/26/24
(AFFIX SEAL)

My Commission Expires: _____

This document was prepared by: Bill F. Hyde, BPR #035709
H&L Law, PLLC
4050 Kings Camp Pass
Arrington, Tennessee 37014

Contact Information:
615.509.4434
Bill@HLLaw.net

Address of New Owner:	Send Tax Bills To:	Map & Parcel No.:
Carlos Fonseca and Gricelda Angulo 3233 Dockside Drive Hermitage, TN 37076	Carlos Fonseca and Gricelda Angulo 3233 Dockside Drive Hermitage, TN 37076	Parcel: 086-09-0-048.00 Plat Book 7900, pages 218-220 Lot #: 56

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no warranty as to the accuracy or correctness of the information contained herein.

For and in consideration of no dollars and no cents paid by the hereinafter named Grantees and for other good and valuable consideration, the receipt all of which is hereby acknowledged, ALFREDO FONSECA AND WIFE, ARIANA FONSECA, hereinafter called the Grantors, having bargained and sold, does hereby grant, transfer, remise, release, and forever quitclaim and convey unto CARLOS FONSECA FONSECA AND WIFE, GRICELDA ANGULO, hereinafter called the Grantees, their successors, heirs, and assigns, all of their entire right, title, and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot Number 56, on the Plan of Lakeside Woods Estates, Section 3, of record in Plat Book 7900, Pages 218-220, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed from ALFREDO FONSECA AND WIFE, ARIANA FONSECA, AND GERMAN FONSECA AND WIFE, ANA DELIA ANGULO GARCIA to

ALFREDO FONSECA AND WIFE, ARIANA FONSECA, by Quitclaim Deed dated May 31, 2019, of record in Instrument No. 20190620-0059337, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed from ALFREDO FONSECA to ALFREDO FONSECA AND WIFE, ARIANA FONSECA, AND GERMAN FONSECA AND WIFE, ANA DELIA ANGULO GARCIA, by Quitclaim Deed dated February 13, 2010, of record in Instrument No. 20100224-0014132, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to ALFREDO FONSECA from BRADEN KANE III AND WIFE, HEATHER KANE, by Warranty Deed dated August 29, 2005, of record in Instrument No. 20050902-0105621, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning, planning ordinances, reservations, covenants, conditions, agreements of record, and health department regulations that may affect the premises, if any.

This is an improved property commonly known as 3233 Dockside Drive in Hermitage, Tennessee 37076.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises. Grantors makes no warranties as to the state of the title to the property, but acquits any claim that Grantors have to said property and for that purpose, makes this conveyance to Grantees.

IN WITNESS WHEREOF, I, ALFREDO FONSECA, for this Quitclaim Deed have set my hand on this the 2nd day of November, 2021.

Grantor – ALFREDO FONSECA

IN WITNESS WHEREOF, I, ARIANA FONSECA, for this Quitclaim Deed have set my hand on this the 2nd day of November, 2021.

Grantor – ARIANA FONSECA

STATE OF ILLINOIS
COUNTY OF COOK

Personally appeared before me, the undersigned who is a Notary Public in and for said county and state, the within named ALFREDO FONSECA AND WIFE, ARIANA FONSECA, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposed contained therein.

WITNESS my hand and official seal in the city of PALOS HEIGHTS in the state of ILLINOIS, on this 2nd day of NOVEMBER, 2021.

Ofelia C. Franco
Notary Public

OFFICIAL SEAL
OFELIA C FRANCO
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 07/26/24

My Commission Expires: _____

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or 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 11-2, 2021.

Affiant
Date: November 8, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 8 day of November 2021.

Notary Public

My Commission Expires: 11/5/2024

JESSICA FRENKEL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY