Karen Johnson Davidson County
Batch# 763573 DEEDQC
12/01/2021 08:44:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20211201-0158329

Commitment Number: RIN21013886

After Recording, Send To:

Liberty Title & Escrow Co.
275 West Natick Road
Suite 1000
Warwick, RI 02886

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg PLLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170.

**New Property Owner/Mail Tax Statements To:**
**Wilfido A. Quijada** and **Luz Rodriguez**, 3516 Bent Wood Ct, Antioch, TN 37013

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**
**164 10 0A 293.00**

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**QUITCLAIM DEED**
**Exempt from Recordation Tax. Tenn. Code Sec. 67-4-409 (a)(3)(A)(i)**

**Wilfido A. Quijada,** a single man, and **Luz D. Rodriguez Novoa**, a single woman, as joint tenants with rights of survivorship, hereinafter grantors, for $1.00 (One Dollar) in consideration paid grant and quitclaim to **Wilfido A. Quijada** and **Luz Rodriguez**, husband and wife, as tenants by the entirety, hereinafter grantees, whose tax mailing address is **3516 Bent Wood Ct, Antioch, TN 37013**, the following real property:

**Land in Davidson County, Tennessee, being Lot No. 380, Summerfield, Village Seven, as shown on Plat of record in instrument No. 20041130-0142175, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.**

**This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 11558, Page 484; Book 11669, Page 376; Instrument 20010305-0021946; Instrument 20010504-0046260; Instrument 20030527-0070068; Instrument 20050317-0029621; Book 11648, Page 662, and Instrument 20010504-0046261, said Register's Office. This conveyance is made subject to: (2) ALL matters appearing on the Plan of records in Instrument 20040030-0142175, said Register's Office.**

**Being the same property as conveyed from Gabrielle Gipson, an Unmarried Woman to Wilfido A. Quijada, a Single Man, and Luz D. Rodriguez Novoa, a Single Women, as Joint Tenants with Rights of Survivorship, dated August 22, 2018 and recorded on August 27, 2018 in Instrument No. 20180827-0084647, Davidson County records.**

**Tax Parcel # 164 10 0A 293.00**
**Property Address is: 3516 Bent Wood Ct, Antioch, TN 37013**

Executed by the undersigned on October 22, 2021:

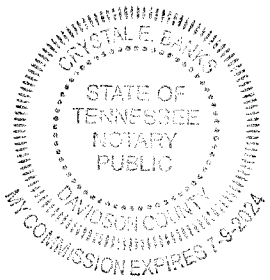
**Wilfido A. Quijada**

**Luz D. Rodriguez**

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on October 22, 2021 by **Wilfido A. Quijada** and **Luz D. Rodriguez** who are personally known to me or have produced Driver License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Notary Public



State of Tennessee
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 or value of the property transferred, whichever is greater is $ 1.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 22nd day of October, 2021.

Affiant

Luz D. Rodriguez: Wilfido A. Rujada
Print Name

(Seal)

Notary Public

My commission expires:
7-9-2024

Crystal E. Banks
Print Name

CTIC# _____

CRYSTAL E. BANKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

**Tennessee Certification of Electronic Document**

I, Rebecca Horton, 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 10/22/2021 (date of document).

Rebecca Horton
Affiant Signature

10/22/2021
Date

State of Rhode Island

County of Kent

Sworn to and subscribed before me this 22nd day of October, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 6/26/22

NOTARY'S SEAL

NICHOLAS F. IAROCCI
Notary Public-State of Rhode Island
My Commission Expires
June 26, 2022