Karen Johnson Davidson County
Batch# 773329 DEEDQC
12/14/2021 09:06:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20211214-0165013

Name and Address of New Owner:
Fernando J. Canedo
105 Valley Way,
Antioch, TN 37013

Send Tax Bills To:
Fernando J. Canedo
105 Valley Way,
Antioch, TN 37013

This Instrument Prepared By:

Title Clearing & Escrow, LLC
6102 South Memorial Drive
Tulsa, OK 74133

Map & Parcel No: 162-06-0-274

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, **Fernando J. Canedo, a married man and Fabricio properly known as Fabricio Canedo and Celeste Hernandez Bautista, husband and wife, as tenants in common with right of survivorship,** "the Grantor," convey and quitclaim unto **Fernando J. Canedo, a married man and Fabricio Canedo and Celeste Hernandez Bautista, Husband and Wife, as tenants in common with rights of survivorship,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Valley Green of record in Plat Book 4460, Pages 96 and 97, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Monica E. Clemons by Warranty deed from Tadashi Konuma and wife, Yoshiku Konuma of record in Instrument No. 20091229-0117717 Register's Office for Davidson County, Tennessee, dated December 21, 2009 and recorded on December 29, 2009.

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.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 17 day of Nov, 2021

Fernando J. Canedo

Fabricio Canedo

Celeste Hernandez Bautista

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The foregoing instrument was acknowledged before me on this 17 day of Nov, 2021 by Fernando J. Canedo & Fabricio Canedo, Celeste Hernandez Bautista

Signature of Notarial Officer
Title and Rank Sign Agent

My Commission Expires:
09-06-2022

LOUIS NOSAKHARE OGIEMUDIA SR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

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 **$ 10.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Fernando J. Canedo

Fabricio Canedo

Celeste Hernandez Bautista

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Signed and sworn to (or affirmed) before me on this 17 day of Nov, 2021 by Fernando J. Canedo & Fabricio Canedo & Celeste Hernandez Bautista

Signature of Notarial Officer
Title and Rank Sign Agent

My Commission Expires: 09-06-2022

LOUIS NOSAKHARE OGIEMUDIA SR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

FILE No.: TCEL-139554-TN

PROPERTY ADDRESS: 105 Valley Way, Antioch, TN 37013

COUNTY: Davidson

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Being the same property conveyed to Monica E. Clemons by Warranty deed from Tadashi Konuma and wife, Yoshiku Konuma of record in Instrument No. 20091229-0117717 Register's Office for Davidson County, Tennessee, dated December 21, 2009 and recorded on December 29, 2009.

Being the same property conveyed to Fernando J. Canedo by deed dated January 16, 2020 and recorded in Deed Book Page filed in the Office of the Clerk of County, State of Tennessee.
Deed recorded on 01/24/2020 Inst 202001240008934.

Certificate of Authenticity

I, Melanie Todd, 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 17 NOV 2021.

Date

Affiant Signature

17 NOV 2021

Date

State of Oklahoma

County of Tulsa

Sworn to and subscribed before me this 17 day of NOV 2021

Notary's Signature

My Commission Expires: 12/15/2021

Date

Notary's Seal (if on paper)

