Karen Johnson Davidson County
Batch# 783655 DEEDQC
01/04/2022 10:26:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220104-0001076

Commitment Number: 28156321
Seller's Loan Number: 104142089

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 9078 Union Centre Blvd., Suite 350, West Chester, Ohio 45069 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Cecia Veronica Santos Navarrete and **Areli Stephanie Santos**, 2972 Mossdale Dr., Antioch, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
150 06 0 004.00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Cecia Navarrete, N/K/A Cecia Veronica Santos Navarrete, grantor an unmarried person, who took title as married, whose mailing address is **2972 Mossdale Dr., Antioch, TN 37013**, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Cecia Veronica Santos Navarrete, single,** and **Areli Stephanie Santos, single**, hereinafter grantees, whose tax mailing address is **2972 Mossdale Dr., Antioch, TN 37013**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SEE EXHIBIT A ATTACHED HERETO FOR THE LEGAL DESCRIPTION

Property Address is: 2972 Mossdale Dr., Antioch, TN 37013

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20060614-0070684 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 150 06 0 004.00

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on April 10, 2021:

Cecia Navarrete Cecia Veronica Santos Navarrete

Cecia Navarrete, N/K/A Cecia Veronica Santos Navarrete

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on April 10, 2021 by **Cecia Navarrete, N/K/A Cecia Veronica Santos Navarrete** who is personally known to me or has produced Driver's License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

TIONBE WALTON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public

my commission expires: 12/21/24

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 is $0.00.

Subscribed and sworn to before me

This 10th day of April, 2021.

TIOMBE WALTON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

(Seal)

Affiant

Cecia V. Santos Navarrete
Print Name

Notary Public

My commission expires:

12/21/24

Tiombe Walton
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

Land in Davidson County, Tennessee, being Lot No. 348 on the Plan of Cherry Hills, Section 7, of record in Plat Book 4660, page 49, Register's Office for said County, to which reference is made for a more complete description. Being the same parcel conveyed to Cecia Navarrete from Dalton George, by and through his lawful attorney-in-fact, Patricia A. Trice, by virtue of a deed dated 5/17/2006, recorded 6/14/2006, as instrument no. 20060614-0070684 county of Davidson, state of Tennessee. Assessor's Parcel No: 150 06 0 004.00

Tennessee Certification of Electronic Document

I, LUKE BINGHAM, 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 4-10-2021 (date of document).

Luke Bingham
Affiant Signature

12-23-2021
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 23rd day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5/4/2022

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Beaver County
My commission expires May 4, 2022
Commission number 1223847
Member, Pennsylvania Association of Notaries