Karen Johnson Davidson County
Batch# 819974 DEEDQC
03/11/2022 08:44:30 AM 8 pgs
Fees: $42.00 Taxes: $0.00
20220311-0028201

Dear Davidson County Register of Deeds

RE: 405 Paulson Court, Antioch, TN 37013

FROM: Shane Hidalgo Ocon, unmarried, and Heather Lynn Ocon, unmarried, who acquired title as husband and wife

TO: Shane Hidalgo Ocon, an unmarried man

Assessor's Parcel Number: 172 08 0A 036.00

PROPERTY TYPE:

RESIDENTIAL	COMMERCIAL	INDUSTRIAL	AGRICULTURAL	INSTITUTIONAL/ MISCELLANEOUS	GOVERNMENT	VACANT	ACREAGE	TIME-SHARE
X								

CONSIDERATION: ZERO DOLLARS ($0.00)

CONVEYANCE TAX (0.37 PER $100 ROUNDED UP): $ 0.00

DEED RECORDING : 6 pages *$5.00 per page (Minimum $10.00): $ 30.00

COMPUTER FUND: $ 2.00

PROBATE FEE (Collected only when State Tax is paid): $ 0.00

TOTAL RECORDING FEES: $ 32.00

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----------SPACE ABOVE THIS LINE FOR RECORDER'S USE----------

After recording return to:
Amrock, LLC
662 Woodward Avenue Detroit Michigan 48226

#71782733-8053601

NEW OWNER(S) and
send tax bill to:
Shane Hidalgo Ocon
405 Paulson Court, Antioch, TN 37013

Real Estate Tax ID Number: **172 08 0A 036.00**

This document was prepared under the supervision of Michael P. Bell, 702 King Farm Blvd, Suite 155 Rockville, MD 20850 without benefit of title examination and no legal advice was requested or provided.

QUITCLAIM DEED

Under T.C.A. Section 66-5-103(B)(2)

This transfer between former spouses is exempt from transfer tax pursuant to TN Code Section 67-4-409 (a)(3)(E) as an adjustment of property rights between divorcing parties due to Judgment of Divorce entered on November 30, 2021, in Davidson County, Court Case No. 21D707.

THIS QUITCLAIM DEED, made this 15th day of December, 2021, by and between **Shane Hidalgo Ocon, unmarried, and Heather Lynn Ocon, unmarried, who acquired title as husband and wife**, whose post office address is **405 Paulson Ct., Antioch, TN 37013 and 2115 Enclave Cir., Nashville, TN 37211,** as party or parties of the first part, (hereinafter referred to as "Grantor"), and **Shane Hidalgo Ocon, an unmarried man**, whose post office address is, **405 Paulson Ct., Antioch, TN 37013,** as party or parties of the second part, (hereinafter referred to as "Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors, and assigns where the context requires or permits);

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WITNESSETH

That for and in consideration of the sum of **TEN DOLLARS ($10.00)** cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration., the Parties of the First Part have quitclaimed to the Parties of the Second Part, all interest in the following described property, situate, lying and being in **Davidson County, Tennessee,** to-wit:

SEE ATTACHED EXHIBIT "A" AND INCORPORATED HEREIN.

PROPERTY ADDRESS: 405 Paulson Court, Antioch, TN 37013

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed these presents, together or in counterpart, the day, month and year first above written.

(SIGNATURES ON THE FOLLOWING PAGE(S))

_____(SEAL)
Shane Hidalgo Ocon

STATE OF Tennessee

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Shane Hidalgo Ocon**, the within named grantor(s), with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed this instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

JOHN P. BARTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/09/2024
DAVIDSON COUNTY

_____
Notary Public

Name: John P Barton

Commission Expiration Date: JUL 09 2024

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_____(SEAL)
Heather Lynn Ocon

STATE OF Tennessee

COUNTY Williamson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Heather Lynn Ocon**, the within named grantor(s), with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed this instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____
Notary Public

ANGELA GORDON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Name: Angela Gordon

Commission Expiration Date: 11-20-2023

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AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF Davidson **to wit:**

I hereby swear or affirm that the actual consideration for this transfer is ZERO DOLLARS ($0.00).

_____ **(SEAL)**

Shane Hidalgo Ocon

Subscribed and sworn to before me on this the 15 **day of** January **20** 24

_____
Notary Public

NAME: John P Barton

JOHN P. BARTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/09/2024
DAVIDSON COUNTY

My Commission Expires: JUL 09 2024

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EXHIBIT A

Legal Description:

Tax Id Number(s): 172 08 0A 036.00

Land situated in the County of Davidson in the State of TN

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 36 ON THE PLAN OF HUNTERS BRANCH, SECTION TWO-B, A PLANNED UNIT DEVELOPMENT, OF RECORD IN PLAT BOOK 6900, PAGE 336, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Parcel Identification Number: 172 08 0A 036.00
Commonly Known As: **405 Paulson Court, Antioch, TN 37013**

Being the same property conveyed to Shane Hidalgo Ocon and Heather Lynn Ocon, husband and wife , by deed dated May 3, 2018 of record in Deed Instrument/Case No. 20180504-0042806, in the County Clerk's Office.

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Tennessee Certification of Electronic Document

I, PERRY LANZOTTI, 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 1/15/2022 (date of document).

Affiant Signature

Feb 21, 2022
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 21 day of February, 2022

Takisha D Harrison
Notary's Signature

MY COMMISSION EXPIRES: 02/21/2026

NOTARY'S SEAL

TAKISHA D HARRISON
NOTARY PUBLIC - MICHIGAN
MACOMB COUNTY
ACTING IN THE COUNTY OF Wayne
MY COMMISSION EXPIRES FEB. 21, 2026