Karen Johnson Davidson County
Batch# 854896 DEEDQC
05/13/2022 09:20:30 AM 10 pgs
Fees: $52.00 Taxes: $0.00
20220513-0055194

Dear Davidson County Register of Deeds

RE: **4017 Darlene Dr., Antioch, TN 37013**

FROM: **Bryan Cruz-Escalante, a married man, who acquired title as single, joined by his spouse Geysi Raquel Fuentes Giron, joining for purposes of waiving her homestead rights in the property, and Nelson Iraheta and Morena Iraheta Escalante AKA Morena Iraheta, husband and wife.**

TO: **Nelson Iraheta and Morena Iraheta Escalante, husband and wife, as Joint Tenants with the Right of Survivorship**

Assessor's Parcel Number: **16202015000**

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 : 8 pages *$5.00 per page (Minimum $10.00): **$ 40.00**

COMPUTER FUND: **$ 2.00**

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

TOTAL RECORDING FEES: **$ 42.00**

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

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

NEW OWNER(S) and
send tax bill to:
Nelson Iraheta and Morena Iraheta Escalante
4017 Darlene Dr., Antioch, TN 37013

Real Estate Tax ID Number: **16202015000**

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)

72209539-8875295

This No Consideration transfer is exempt from transfer tax pursuant to TN Code Section 67-4-409 (a)(4).

THIS QUITCLAIM DEED, made this 27 day of April ,2022, by and between **Bryan Cruz-Escalante, a married man, who acquired title as single, joined by his spouse Geysi Raquel Fuentes Giron, joining for purposes of waiving her homestead rights in the property, and Nelson Iraheta and Morena Iraheta Escalante AKA Morena Iraheta, husband and wife.**, whose post office address is **4017 Darlene Dr., Antioch, TN 37013,** as party or parties of the first part, (hereinafter referred to as "Grantor"), and **Nelson Iraheta and Morena Iraheta Escalante, husband and wife, as Joint Tenants with the Right of Survivorship**, whose post office address is, **4017 Darlene Dr., 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: 4017 Darlene Dr., 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))

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_____(SEAL)
Bryan Cruz-Escalante

STATE OF Tennessee

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Bryan Cruz-Escalante**, 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.

Shantrelle Johnson

Notary Public

Name: Shantrelle Johnson

Commission Expiration Date: 9/2/2024

SHANTRELLE E. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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Geysi Raquel Fuentes Giron (SEAL)
Geysi Raquel Fuentes Giron

STATE OF Tennessee

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Geysi Raquel Fuentes Giron**, 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.

Shantrelle Johnson

Notary Public

Name: Shantrelle Johnson

Commission Expiration Date: 9/2/2024

SHANTRELLE E. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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Nelson Iraheta (SEAL)
Nelson Iraheta

STATE OF Tennessee

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Nelson Iraheta**, 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.

Shantrelle Johnson

SHANTRELLE E. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

Name: Shantrelle Johnson

Commission Expiration Date: 9/2/2024

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Morena Iraheta Escalante (SEAL)
Morena Iraheta Escalante AKA Morena Iraheta

STATE OF Tennessee

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Morena Iraheta Escalante AKA Morena Iraheta**, 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.

Shantrelle Johnson
Notary Public
Name: Shantrelle Johnson
Commission Expiration Date: 9/2/2024

SHANTRELLE E. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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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).

Nelson Iraheta **(SEAL)**

Nelson Iraheta

Subscribed and sworn to before me on this the 27th **day of** April, **20**22.

Shantrelle Johnson
Notary Public

NAME: Shantrelle Johnson

My Commission Expires: 9/2/2024

SHANTRELLE E. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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EXHIBIT A

Legal Description:

Tax Id Number(s): 16202015000

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

BEING LOT NO. 151 ON THE PLAN OF COLEWOOD ACRES, SECTION 2, OF RECORD IN BOOK 3700, PAGE 135, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

Parcel Identification Number: 16202015000
Commonly Known As: **4017 Darlene Dr., Antioch, TN 37013**

Being the same property conveyed to Bryan Cruz-Escalante, single and Nelson Iraheta and wife, Morena Iraheta, together as joint tenants with right of survivorship, by deed dated January 19, 2010 of record in Deed Instrument/Case No. 20100211-0010827, in the County Clerk's Office

Tennessee Certification of Electronic Document

I, Sam Rider, 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 4-27-22 (date of document).

Affiant Signature

4-29-22
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 29 day of April, 2022.

Notary's Signature Jordan Schleinitz

MY COMMISSION EXPIRES: 9/12/2028

NOTARY'S SEAL

Jordan L Schleinitz
Notary Public - State of Michigan
County of Wayne
My Commission Expires 9/12/2028
Acting In the County of Wayne