Karen Johnson Davidson County
Batch# 864508 DEEDQC
05/27/2022 03:08:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220527-0062101

File Number: 22283292R -QCD

After Recording Return To:
Avenue 365 Lender Services, LLC
1100 Virginia Drive, Suite 130
Fort Washington, PA 19034

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

Mail Tax Statements To:
Jorge Villagrana and Carmen Raquel Villagrana
129 Shannon Avenue, Madison, TN 37115

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
043 01 0 239.00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(3)(A)(ii): Is creation or dissolution of a tenancy by the entirety by the conveyance from one spouse or both spouses to the original grantor or grantors in the instrument and the original grantor's spouse

Jorge Villagrana and wife, **Carmen Raquel Villagrana, FKA Carmen Raquel Cepeda**, whose mailing address is **129 Shannon Avenue, Madison, TN 37115**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Jorge Villagrana and Carmen Raquel Villagrana**, Husband and Wife, as Tenants by the Entirety, hereinafter grantee, whose tax mailing address is **129 Shannon Avenue, Madison, TN 37115**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

THE FOLLOWING PROPERTY SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 12 ON THE PLAN OF SHANNON PLACE SUBDIVISION, SECTION 1, OF RECORD IN PLAT BOOK 11190,

PAGE 55, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

COMMONLY KNOWN AS: 129 SHANNON AVENUE, MADISON, TN 37115

BEING THE SAME PREMISES CONVEYED UNTO JORGE VILLAGRANA HERNANDEZ AND WIFE, CARMEN RAQUEL CEPEDA, BY VIRTUE OF WARRANTY DEED FROM JOSE ANGEL, UNMARRIED, AND ALFREDO C. ANGEL, UNMARRIED, DATED SEPTEMBER 25, 2007, RECORDED OCTOBER 1, 2007, IN INSTRUMENT: 20071001-0116126

BEING THE SAME PREMISES CONVEYED UNTO JORGE VILLAGRANA AND WIFE, CARMEN RAQUEL CEPEDA, BY VIRTUE OF QUIT CLAIM DEED FROM JORGE VILLAGRANA HERNANDEZ AND WIFE, CARMEN RAQUEL CEPEDA, DATED OCTOBER 21, 2009, RECORDED OCTOBER 22, 2009, IN INSTRUMENT: 20091022-0097707 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 043 01 0 239.00

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 May 20, 2022:

Jorge Villagrana

Carmen Raquel Villagrana, FKA Carmen Raquel Cepeda.

Carmen Raquel Villagrana, FKA
Carmen Raquel Cepeda

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on May 20, 2022 by **Jorge Villagrana** and **Carmen Raquel Villagrana** who are personally known to me or have produced TN Drivers 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

TRESSIE M. LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

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 20th day of May, 2022.

Carmen Raquel Villagrana, FKA Carmen Raquel Cepeda
Affiant

Jorge Villagrana
Carmen Raquel Villagrana, FKA Carmen Raquel Cepeda
Print Name

TRESSIE M. LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

(Seal)

Notary Public

My commission expires:

01/06/2025

Tressie M. Lewis
Print Name

CTIC# N/A

Tennessee Certification of Electronic Document

I, Jonathan Rodriguez, 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 5/20/22 (date of document).

Jonathan Rodriguez
Affiant Signature

5/24/22
Date

State of FL

County of Brevard

Sworn to and subscribed before me this 24 day of May, 2022.

Shannon M Hahn
Notary's Signature

MY COMMISSION EXPIRES: Oct 15, 2025

NOTARY'S SEAL

SHANNON M HAHN
Notary Public - State of Florida
Commission # HH 187002
My Comm. Expires Oct 15, 2025
Bonded through National Notary Assn.