Karen Johnson Davidson County
Batch# 873691 DEEDQC
06/17/2022 11:47:30 AM 8 pgs
Fees: $42.00 Taxes: $0.00
20220617-0069651

File Number: ORG-329030

After Recording, Send To:
Title365/Recording Team
345 Rouser Rd., Building 5, Suite 300
Coraopolis, PA 15108

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.

New Property Owner/Mail Tax Statements To:
Esmeralda Mejicanos and **Mayra Giron**, 3909 KEELEY DR., NASHVILLE, TN 37211

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 14810007400

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.

Esmeralda Mejicanos, now marriage to **Manuel De Jesus Portillo**, hereinafter grantor, whose tax-mailing address is **3909 KEELEY DR., NASHVILLE, TN 37211**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Esmeralda Mejicanos,** a married person, and **Mayra Giron**, a single person, as joint tenants with rights of survivorship, hereinafter grantees, whose tax mailing address is **3909 KEELEY DR., NASHVILLE, TN 37211**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Land in Davidson County, Tennessee, being Lot 6, Blanchard Heights, as shown on plat of record in Plat Book 2663, Pages 62 and 63, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. APN: 14810007400 Being the same premises conveyed from Esmeralda Mejicanos and from Adonay Giron to Esmeralda Mejicanos in a deed dated

03/04/2015 and recorded date 05/05/2015 in Instrument Number 20150505-0040487 of the official records.
Property Address is: 3909 KEELEY DR., NASHVILLE, TN 37211

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded as Instrument No. 20150505-0040487 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 14810007400

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 25, 2022:

Esmeralda Mejicanos

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on May 25, 2022 by **Esmeralda Mejicanos** who is personally known to me or has produced Drivers 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.

Notary Public

CATRENA THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-2023

Executed by the undersigned on MAY 19, 2022.

Manuel De Jesus Portillo

REPUBLIC OF HONDURAS
CENTRAL DISTRICT
CITY OF TEGUCIGALPA
EMBASSY OF THE UNITED
STATES OF AMERICA

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me on MAY 19, 2022 by **Manuel De Jesus Portillo** who is personally known to me or has produced ID CARD 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.

GREGORY WERNER
Consular Agent
Notary Public
San Pedro Sula

EMBASSY OF THE UNITED STATES OF AMERICA • TEGUCIGALPA

ILLEGIBLE NOTARY SEAL DECLARATION

GOVERNMENT CODE SECTION 27361.7

I certify under penalty of perjury that the Notary Seal on the document to which this statement is attached reads as follow:

NAME OF NOTARY: Gregory Werner

DATE COMMISSION EXPIRES: N/A

COUNTY OF COMMISSION: San Pedro Sula

COMMISSION NUMBER: N/A

PLACE OF EXECUTION OF THIS DECLARATION: PITTSBURGH PA

TODAY'S DATE: June 13, 2022

Jessica Garvin — Signature

Jessica Garvin — Printed Name

Visionet Systems Inc.
(Firm name, if any)

State of REPUBLIC OF HONDURAS
County of CENTRAL DISTRICT
CITY OF TEGUCIGALPA
EMBASSY OF THE UNITED
STATES OF AMERICA

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 1.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 19 day of MAY, 2022.

Affiant

Marco Kalesios
Print Name

GREGORY WERNER
Consular Agent
San Pedro Sula
Notary Public

EMBASSY OF THE UNITED STATES OF AMERICA • TEGUCIGALPA

My commission expires:

Indefinite

Gregory Werner
Print Name

State of REPUBLIC OF HONDURAS
County of CENTRAL DISTRICT
CITY OF TEGUCIGALPA
EMBASSY OF THE UNITED STATES OF AMERICA

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 1.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 19 day of May, 2022.

Affiant

Manuel de Jesus

Print Name

(Seal)

GREGORY WERNER
Consular Agent
San Pedro Sula

Notary Public

My commission expires:

indefinite

Gregory Werner

Print Name

Tennessee Certification of Electronic Document

I, Alyssa Graham, 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 05/19/2022 (date of document).

Affiant Signature

05/19/2022
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 19 day of May, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/17/2023

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
JENNIFER L LANDER - Notary Public
Allegheny County
My Commission Expires Oct 17, 2023
Commission Number 1355954