Karen Johnson Davidson County
Batch# 916268 DEEDQC
09/13/2022 12:38:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20220913-0102227

File Number: ORG-367658

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

This instrument prepared by: John Windsor, Esq., 8940 Main Street, Clarence, NY 14031, 866-333-3081.

**New Property Owner/Mail Tax Statements To:**
**OSCAR A. ESCOBAR and BLANCA A VILLALTA DE ESCOBAR,** 4623 Xavier Dr., Antioch, TN 37013

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 14808018200**

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## QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): quitclaim for no consideration

**Oscar A. Escobar, married to Blanca A. Villalta De Escobar,** hereinafter grantor, whose tax-mailing address is **4623 Xavier Dr., Antioch, TN 37013,** for $1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Oscar A. Escobar and Blanca A. Villalta De Escobar,** husband and wife, as joint tenants with right of survivorship, hereinafter grantees, whose tax mailing address is **4623 Xavier Dr., Antioch, TN 37013,** 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 No. 40 on the Plat of Hazelwood, Section 17 of record in Book 5210, page 30, Register's Office for said County, to which reference is hereby made for a more complete description. APN: 14808018200 Being the same premises conveyed from Chanhpheng Siharath now known as Chanhpheng Vongsaly, an married woman and Diane Siharath, an unmarried woman to Oscar A. Escobar, a married man in a deed dated 07/01/2019 and recorded date 07/02/2019 in Instrument Number 20190702-0064745 of the official records**
**Property Address is: 4623 Xavier 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 20190702-0064745 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 14808018200

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 September 8, 2022:

Oscar A. Escobar

STATE OF Tennessee
COUNTY OF Rutherford

The foregoing instrument was acknowledged before me on September 8, 2022 by **Oscar A. Escobar** 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.

QUENTIN ISABELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/03/2025
DAVIDSON COUNTY

Notary Public

Executed by the undersigned on September 9, 2022:

Blanca A. Villalta De Escobar

STATE OF Tennessee
COUNTY OF Rutherford

The foregoing instrument was acknowledged before me on September 9, 2022 by **Blanca A. Villalta De Escobar** 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.

QUENTIN ISABELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/03/2025
DAVIDSON COUNTY

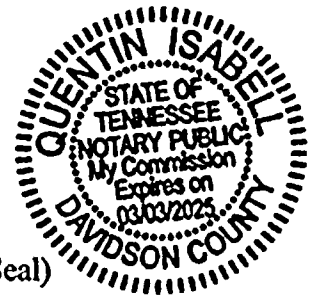
Notary Public

State of TN
County of Rutherford

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 $ 0.00 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 8th day of Sept, 2022.



(Seal)

Affiant

Oscar A. Escobar
Print Name

Notary Public

My commission expires:

March 3, 2025

Quentin Isabell
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 9/8/2022 (date of document).

Affiant Signature

9/8/2022
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 8 day of September, 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