THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 181018125** MCKENZIE TEASLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 17, 2020	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 20th day of December, 2018. Notary Public My Commission Expires: ____

Karen Johnson Davidson County
Batch# 184286 DEEDQC
01/16/2019 08:38:13 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190116-0004323

QUITCLAIM DEED

Address New Owner: Noe Ramirez Ramirez and Viviana Gabriel Ramirez 1284 Campbell Road Goodlettsville, TN 37072	Send Tax Bills To: New Owner	Tax Information: 033-00-0-006.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Noe Ramirez Ramirez, a married man,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Noe Ramirez Ramirez and Viviana Gabriel Ramirez, husband and wife,** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in the 10th Civil District of Davidson County, Tennessee, being a part of the Southwest part of Lot No. 3 on the map of the Cola Lands of record in Plat Book No. 1, page 100 of the Chancery Court of Nashville, also of record in Book 58, page 47, Register's Office for said County and described as follows:

Beginning at a point in the North margin of Campbell Lane at the Southwest corner of a tract of one acre, more or less, conveyed to E.R. Clark of record in Rook 1110, page 218, said Register' s Office, and being the same part of the 30.54 acre tract conveyed to Lee A. Coleman and wife, from Nora Wood Clark, etal by deed of record in Book 1286, page 258, Register' s Office of Davidson County, Tennessee; thence with the North margin of Campbell Lane, North 88 deg. 30' West 115 feet, more or less, to an Iron pin; thence North 4 deg. 15' East 211 feet, more or less, to an iron pin; thence North 1 deg. 30' East 227 feet, more or less, to an iron pin; thence South 86 deg. 30' East 247 feet, more or less, to an iron pin; thence South 1 deg. 30' West 227 feet to a corner post, being

the Northeast corner of said I acre tract conveyed to E.R. Clark; thence along Clark' s North line, North 85 deg. 45' West 147 feet to a corner post, being the same corner post in the above said tract conveyed to E.R. Clark and being the Northwest corner' thence South 4 deg 15' West 297 feet, more or less, to the point of beginning, containing two (2) acres, more or less, in accordance with a survey made by Norman Jerkins, Surveyor, dated May 6,1954.

Being the same property conveyed to Noe Ramirez Ramirez, a married man, by Warranty Deed from Joshua S. Black, unmarried, of record in Instrument No 20181226-0125396, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 1284 Campbell Road Goodlettsville, TN 37072

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2019 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of December, 2018.

Noe Ramirez Ramirez

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Noe Ramirez Ramirez, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 20th day of December, 2018.

Notary Public

My Commission Expires:

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022