BOX #14

G#20759-1 (kg)

QUITCLAIM DEED	State of Tennessee County of Davidson
Karen Johnson Davidson County Batch# 249218 DEEDQC 06/27/2019 08:50:37 AM 2 pgs Fees: $12.00 Taxes: $0.00 20190627-0062179	The actual consideration for this transfer is $ -0- . Edgar A PEREZ Affiant Subscribed and sworn to before me, this the 26th day of June, 2019. Katherine Goodson Notary Public My commission expires: Jan 3, 2023 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive , Nashville, TN 37204-3126

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Maria Antonia Sanchez De Perez and Altagracia Guevara De Perez	**"New Owners"**	**Map 133-08-0**
1051 Antioch Pike		**Parcels 031-00 & 034-00**
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Maria Antonia Sanchez De Perez, widow, Carlos Ramon Perez, a married man, and Edgar Antonio Perez, a married man, as the sole Heirs-at-Law of Ignacio Perez, and Altagracia Guevara De Perez

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

Maria Antonia Sanchez De Perez, an unmarried woman, and Altagracia Guevara De Perez, a married woman, as joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT ONE:

LAND in Davidson County, Tennessee, being Lot No. 8 on the Map of N. R. Roberts' Property, and described according to a Preliminary Plan of said subdivision made February 11, 1949, by S.E. Davis, Surveyor.

BEGINNING at a point in the southerly margin of Antioch Pike, at the common corner of Lot Nos. 7 and 8; thence, with the line between said lots, southerly 180 feet to a point; thence, westerly 70 feet to a point in the margin of a 50 foot un-named street; thence, with the margin of said un-named street 180 feet to a point in the margin of Antioch Pike; thence, with the margin of same easterly 70 feet to the BEGINNING.

INCLUDED BUT EXCLUDED is the property conveyed to the State of Tennessee of record in Book 2858, Page 507, Register's Office for Davidson County, Tennessee.

TRACT TWO:

A parcel of land in the 5th Civil District of Davidson County, Tennessee, more particularly described as:

BEGINNING at the Southwest corner of a lot fronting 70 feet on the South side of Antioch Pike and 180 feet deep belonging to Charles and Grace M. Grisham; thence, in a southerly direction along the West boundary of said Grisham lot extended southwardly a distance of 149 feet to a point which is 150 feet North of the centerline of the said Railway's Radnor Yard connecting main track; thence, in a easterly direction on a line which is parallel with and 150 feet North of said centerline of track, a distance of 70.2 feet to a

point; thence, in a northerly direction along the East boundary of said Grisham lot extended southwardly a distance of 148.6 feet to the Southeast corner of the said Grisham lot; thence, in a westerly direction along the South boundary of the said Grisham lot, a distance of 70 feet to the point of beginning, being a part of the same property conveyed to The Nashville, Chattanooga & St. Louis Railway by A.L. Huddleston, et al, by Deed recorded in Book 2023, Page 460, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Ignacio Perez, by Warranty Deed dated September 7, 2007, from Grace Moody Grisham, a single woman, of record in Instrument No. 20070911-0109045, Register's Office for Davidson County, Tennessee.

THE said Ignacio Perez died intestate on February 17, 2019. Maria Antonia Sanchez De Perez, Carlos Ramon Perez and Edgar Antonio Perez were determined to be the sole heirs-at-law by Affidavit of Heirship, of record in Instrument No. 20190627-0062178, said Register's Office.

ALTAGRACIA Guevara De Perez, spouse of the above named Carlos Ramon Perez, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, including any marital rights and homestead exemption.

THE HEREIN DESCRIBED PROPERTY IS NOT THE PRINCIPAL PLACE OF RESIDENCE OF EDGAR ANTONIO PEREZ OR HIS SPOUSE.

SAID property is conveyed subject to the limitations, restrictions, and encumbrances as may affect the premises; and the rights of ingress and egress as stated in the Deed to the State of Tennessee of record in Book 2858, Page 507, said Register's Office; and lack of access to Tract No. 2.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

THIS INSTRUMENT HAS BEEN PREPARED BY THE FIRM OF ATTORNEYS TITLE COMPANY, INC., BASED UPON VERBAL INFORMATION AND DIRECTIONS FROM THE RESPECTIVE PARTIES. THE PARTIES ACKNOWLEDGE AND UNDERSTAND THAT SAID FIRM HAS RELIED ON INFORMATION PROVIDED TO IT AND DOES NOT REPRESENT THE ACCURACY THEREOF.

This is improved property, known as: **1051 Antioch Pike, Nashville, TN 37211**.

Witness my/our hand(s) this **26th** day of **June, 2019.**

Maria Perez
Maria Antonia Sanchez De Perez

Carlos R. Perez
Carlos Ramon Perez

Altagracia Guevara de Perez
Altagracia Guevara De Perez

Edgar A PEREZ
Edgar Antonio Perez

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Maria Antonia Sanchez De Perez, Carlos Ramon Perez and wife, Altagracia Guevara De Perez, and Edgar Antonio Perez,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **26th** day of **June, 2019.**

Katherine Goodson
Notary Public

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: Jan 3, 2023