QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 294762 DEEDQC
10/02/2019 03:13:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20191002-0100805

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF September, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2020

THIS INSTRUMENT WAS PREPARED BY (and return to):
Ryan Lux, Attorney at Law
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Juan Antonio Morales Gonzalez, and Maria Gorety Gonzalez Martinez	**Same**	
(NAME)	(NAME)	
295 Vivelle Avenue		**106-13-0-088.00**
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

JUAN ANTONIO MORALES GONZALEZ, AND WIFE, MARIA GORETY GONZALEZ MARTINEZ, AS TENANTS BY THE ENTIRETIES AS TO AN UNDIVIDED 50% INTEREST, AND FRANCISCO MORALES ARAIZA, AS TO A 50% INTEREST ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

JUAN ANTONIO MORALES GONZALEZ, AND WIFE, MARIA GORETY GONZALEZ MARTINEZ ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND LOCATED ON THE NORTH SIDE OF VIVELLE AVENUE IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON ROD IN THE NORTH MARGIN OF VIVELLE AVENUE, SAME BEING THE SOUTHWEST CORNER OF THIS TRACT AND THE SOUTHEAST CORNER OF AARON KASDORF ETAL (IN 20070718-0085612, RODCT – LOT #1 OF REDD HEIGHTS SUBDIVISION); THENCE LEAVING ROAD WITH LINE OF KASDORF NORTH 10 DEGREES 20 MINUTES 10 SECONDS EAST 288.90 FEET TO AN IRON ROD; THENCE WITH LINE OF LOT #32 AND #31 OF WOODYCREST SECTION 1 (BOOK 1835, PAGE 25 AND BOOK 2083, PAGE 3, RODCT) SOUTH 84 DEGREES 01 MINUTE 00 SECONDS EAST 111.30 FEET TO AN IRON ROD; THENCE WITH LINE OF A 10-FEET WIDE EXCLUSION OF RECORD IN IN 20100505-0034183, RODCT SOUTH 06 DEGREES 54 MINUTES 36 SECONDS WEST 151.42 FEET TO AN IRON ROD; THENCE WITH LINE OF FRANCES I. M. WHITLOCK (IN 20010912-0099441, RODCT – LOT #3 OF REDD HEIGHTS SUBDIVISION) SOUTH 38 DEGREES 06 MINUTES 53 SECONDS WEST 168.27 FEET TO AN IRON ROD IN THE NORTH MARGIN OF VIVELLE AVENUE; THENCE WITH SAID MARGIN ALONG A CURVE PROCEEDING COUNTER-CLOCKWISE, HAVING A DEFLECTION ANGLE OF 49 DEGREES 16 MINUTES 43 SECONDS, A RADIUS OF 50.00 FEET, A TANGENT LENGTH OF 22.93 FEET, AND A CHORD OF NORTH 75 DEGREES 58 MINUTES 49 SECONDS WEST 41.69 FEET; THENCE ALONG SAID CURVE AN ARC LENGTH OF 43.00 FEET TO THE POINT OF BEGINNING. ALL ACCORDING TO SURVEY BY MARC HAYS, REGISTERED LAND SURVEYOR, TENNESSEE NO. 2433, 170 MIDDLE FORK ROAD, HARTSVILLE, TN 37074, DATED JUNE 4, 2010.

BEING THE SAME PROPERTY CONVEYED TO JUAN ANTONIO MORALES GONZALEZ AND WIFE, MARIA GORETY GONZALEZ MARTINEZ, AS TENANTS BY THE ENTIRETIES AS TO AN UNDIVIDED 50% INTEREST (THE" ENTIRETY INTEREST"), AND

FRANCISCO MORALES ARAIZA, AS TO AN UNDIVIDED 50% INTEREST (THE "INDIVIDUAL INTEREST"), THE SAID ENTIRETY INTEREST AND INDIVIDUAL INTEREST, AS THEY RELATE TO EACH OTHER, BEING HELD AS TENANTS-IN-COMMON WITH THE RIGHT OF SURVIVORSHIP, BY WARRANTY DEED FROM DZUY NGUYEN AND WIFE, KIM P. NGUYEN, OF RECORD IN INSTRUMENT NO. 20150730-0074964 AND CORRECTED THROUGH SCRIVENER'S AFFIDAVIT OF RECORD IN INSTRUMENT NO. 20150828-0087427, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **295 Vivelle Avenue, Nashville, TN 37210**

Witness our hands this the 25 day of September, 2019.

Juan Antonio Morales Gonzalez
Juan Antonio Morales Gonzalez

Maria Gorety Gonzalez Martinez
Maria Gorety Gonzalez Martinez

**See attached **
Francisco Morales Araiza

FRANCISCO MORALES ARAIZA, AS TO AN UNDIVIDED 50% INTEREST (THE "INDIVIDUAL INTEREST"), THE SAID ENTIRETY INTEREST AND INDIVIDUAL INTEREST, AS THEY RELATE TO EACH OTHER, BEING HELD AS TENANTS-IN-COMMON WITH THE RIGHT OF SURVIVORSHIP, BY WARRANTY DEED FROM DZUY NGUYEN AND WIFE, KIM P. NGUYEN, OF RECORD IN INSTRUMENT NO. 20150730-0074964 AND CORRECTED THROUGH SCRIVENER'S AFFIDAVIT OF RECORD IN INSTRUMENT NO. 20150828-0087427, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **295 Vivelle Avenue, Nashville, TN 37210**

Witness our hands this the _____ day of _____, 2019.

*See previous page
Juan Antonio Morales Gonzalez

** See previous page
Maria Gorety Gonzalez Martinez

Francisco Morales
Francisco Morales Araiza

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Juan Antonio Morales Gonzalez**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25 day of September, 2019.

Notary Public
My Commission Expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2020

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Maria Gorety Gonzalez Martinez**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25 day of September, 2019.

Notary Public
My Commission Expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2020

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Francisco Morales Araiza**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the _____ day of _____, 2019.

Notary Public
My Commission Expires:

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Juan Antonio Morales Gonzalez**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the _____ day of _____, 2019.

_____
Notary Public
My Commission Expires:

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Maria Gorety Gonzalez Martinez**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the _____ day of _____, 2019.

_____
Notary Public
My Commission Expires:

STATE OF Florida)
COUNTY OF Hillsborough)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Francisco Morales Araiza**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19 day of September 2019.

_____
Notary Public
My Commission Expires:

SYLVIA AREVALO
Commission # GG 123104
Expires July 13, 2021
Bonded Thru Troy Fain Insurance 800-385-7019

True Copy Certification

I, Leslie A. Garside, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Leslie A. Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

My Commission Expires: 3-3-20
Notary' Seal (if on paper)

