Karen Johnson Davidson County
Batch# 336606 DEEDQC
12/31/2019 08:31:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20191231-0134713

THIS INSTRUMENT PREPARED BY:
Takacs McGinnis Elder Care Law, PLLC
P.O. Box 364
Hendersonville, TN 37077-0364

From information furnished by the parties.

Address New Owners	**Send Tax Bills To**	**Map-Parcel**
John Dominguez, Andrew Dominguez, and Phillip Dominguez, Trustee 8009 Settlers Way Nashville, TN 37221	Same	156 10 0 015.00

Quitclaim Deed to Trustee

Grantor: Victor L. Dominquez (unmarried)
Grantee: John Dominguez, Andrew Dominguez, and Phillip Dominguez, Trustee of the Irrevocable Trust of Victor L. Dominquez, dated December 20, 2019

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 29 on the Plan of Harpeth River Estates, Section 1, as of record in Book 4460, page 188, Register's Office for said County, to which plan reference is made for a more particular description of said lot.

Being the same property conveyed to Victor L. Dominquez and wife, Amparo R. Dominquez by deed from Douglas A. Small and wife, Bonnie M. Small, of record in Book 5662, Page 166, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 7920 Meadowview Dr., Nashville, TN 37221.

Victor L. Dominquez and Amparo R. Dominquez were married in Bogota, Columbia. At the time of their marriage, neither was a party to any other marriage; their marriage continued uninterrupted until the death of Amparo R. Dominquez in Nashville, TN, on May 30, 2018; and Victor L. Dominquez conveys as surviving tenant by the entirety.

The property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

Victor L. Dominquez, Grantor by Attorney-in-Fact

State of Tennessee
County of Sumner

On December 20, 2019, personally appeared before me, John Dominquez, Andrew Dominguez, and Phillip Dominguez with whom I am personally acquainted or who proved to me on satisfactory evidence to be the persons who executed the foregoing instrument as attorney-in-fact for Victor Dominguez, and who acknowledged that they executed it as the free act and deed of Victor Dominguez.

Barbara Boone McGinnis
Notary Public

My commission expires: 5/23/2023

BARBARA BOONE MCGINNIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

* *

State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

John Dominguez, Andrew Dominguez, and Phillip Dominguez, Trustee
Grantee

Sworn to and subscribed before me on December 20, 2019.

Barbara Boone McGinnis
Notary Public

My commission expires: 5/23/2023

BARBARA BOONE MCGINNIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

* *

TRUE Copy Certification

I, Jennifer Berkon, do hereby make oath that I am 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.

Jennifer Berkon
Signature

PATI K. BEDWELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

State of Tennessee
County of Sumner

Personally appeared before me, Pati Bedwell, a notary public for this county and state, ~~Chelle Guidry~~ Jennifer Berkon, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Pati K. Bedwell
Notary's Signature

My Commission Expires: 5/23/2023