ADDRESS NEW OWNERS AND
SEND TAX BILLS:

Ignacio Saldivar

8260 River Road Pike
Nashville, TN 37209

Karen Johnson Davidson County
Batch# 346890 DEEDQC
01/23/2020 10:33:02 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200123-0008361

This instrument prepared by:
J. MIRANDA BELOTE
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
06600009200

QUITCLAIM DEED

This instrument is made and entered into this the 14th day of January, 2020, by **Ignacio Saldivar, married,** GRANTORS and **Ignacio Saldivar and wife, Maria E. Saldivar** GRANTEES.

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, GRANTORS hereby convey, transfer, remise, release, relinquish and quitclaim to GRANTEES, their heirs, successors and assigns all of GRANTOR'S right, title and interest in and to the following described real estate, to wit:

Being Tract No. 9 of the Lela Mai Gross Subdivision, unrecorded according to a survey of Bruce Rainey & Associates dated May 30, 1990.

BEGINNING at an iron pin on the southerly margin of River Road said pin being located approximately 1.573' west of the Southwest corner of the intersection of cub Creek Road and River Road said point of beginning also being located approximately 25' east of the Southeast corner of the intersection of Old River Road and River Road; thence leaving the margin of said road S 45 degrees 36'11" W 481.21' to an iron pin; thence S47 degrees 06'21" W 722.48' to an iron pin in the fence line said pin also being located in the easterly property line of the Billy Jean Nickens property of record in Book 4936, page 953, R.O.D.C., TN.; thence with the line of Nickens and a fence line N12 degrees 45'43" E 659.59' to an axle found in the fence line said axle being the Southwest corner of the Marion Nickens property of record in Book 4589, page 881, R.O.D.C., TN.; thence with the line of Nickens S73 degrees 26'22 E 350.00' to an axle found; thence N 11 degrees 51'29' E 374.00' to an iron pin set in the centerline of Old River Road; thence with said centerline of Old River Road S 74 degrees 14'16" E 161.31' to an iron pin; thence S 78 degrees 27'34" E 153.42' to an iron pin; thence leaving said centerline of Old River Road and continuing with the southerly margin

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365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

of River Road S 55 degrees 11'32" E 11.59' to the point of beginning, containing 5.01 acres more or less.

Being the same property conveyed to Ignacio Saldivar, unmarried, by Warranty Deed from A. C. Ferrell and wife, Minnie Ferrell, dated June 30, 2000, and recorded in Instrument No. 200007030065694, on July 3, 2000, in the Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 8264 River Road Pike, Nashville, Tennessee 37209.

Executed on the date first above written.

IGNACIO SALDIVAR

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county and state, Ignacio Saldivar , the within named bargainors 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 seal at office this 14 day of January, 2020.

NOTARY PUBLIC

My Commission Expires: 4-19-21

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $NONE

AFFIANT

Subscribed and sworn to before me, this the 14 day of Jan., 2020.

NOTARY PUBLIC

My Commission Expires: 4-19-21

J MIRANDA BELOTE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

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