QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 399246 DEEDQC
05/12/2020 01:07:09 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200512-0049179

JM-QCD-MAYRA-5749

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF May, 2020.

Notary Public

MY COMMISSION EXPIRES: 10/21/2023
(AFFIX SEAL)

GABRIEL LUTZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Marcelo Lemus Menjivar, a single man	**NEW OWNER**	
(NAME)	(NAME)	
5749 Cane Ridge Road,		**174-00-0-161.00 & 174-00-0-085.00**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **MAYRA O FRANCO ROMERO, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARCELO LEMUS MENJIVAR, A SINGLE MAN** hereinafter called the Grantee(s), 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:

PARCEL 1:

TRACT1
Beginning at an iron pin in the westerly margin of Cane Ridge Road located at the northeast corner of Hallie H. Coffey (Map 174, Parcel 85); thence with a segment of Coffey's north line south 79 degrees 30 minutes west 769.89 feet to an iron pin; thence north 7 degrees 12 minutes 55 seconds west 414.16 feet to an iron pin in the south line of Hallie H. Coffey (Map 174, Parcel 17); thence with a segment of Coffey's south line south 86 degrees 57 minutes 55 seconds east 678.81 feet to an iron pin in the westerly margin of Cane Ridge Road; thence with said margin and with a curve having a radius of 490.00 feet, southeastwardly a distance of 157.27 feet to an iron pin; thence continuing with said margin south 34 degrees 21 minutes 42 seconds east 114.10 feet to the point of beginning.

TRACT2
Land situated in the Fifth Civil District of Davidson County, Tennessee and being a portion of the Hollis & Francis Crabtree property as evidence in deed Book 10798, Page 388, Register's Office for said county and more particularly described as follows: Commencing at a point in the westerly right of way of Cane Ridge Road, said point being 3,246 feet south of Old Franklin Road, thence along the north line of Crabtree south 83 degrees 29' 18" east, 533.2 feet to the point of beginning, thence south 10 degrees 05' 11" east, 227.44 feet; thence north 86 degrees 23' 56" west, 429.02 feet; thence north 07 degrees 32' 53" west, 151.69 feet; thence north 83 degrees 29' 18" east, 410.92 feet to the point of beginning, containing 78,564 square feet or 1.8 acres more or less.

PARCEL 2:

Land in the 5th Civil District of Davidson County, Tennessee, described according to a survey by Elbert F. Luther, Jr., dated February 12, 1978. Beginning at an iron pin in the center line of the Cane Ridge Road, being the northeast corner of the Louis Michael Wheatley and wife, Brenda Lynn Wheatley property of record in Book 5302, Page 623, Register's Office for Davidson County, Tennessee; thence along the Wheatley property line south 50 degrees 45 minutes West 456.5 feet to a point; thence south 88 degrees 15 minutes west 443.5 feet along the Wheatley property line to an iron pin; thence south 45 degrees 30 minutes west 221.5 feet along the Wheatley property line to a point at the Wingler's property line; thence south 88 degrees 15 minutes west 185 feet to a cedar tree; thence north 9 degrees 15 minutes east 497.5 feet to an iron pin; thence north 76 degrees 15 minutes east 946.5 feet to a spike in the center of Cane Ridge Road; thence in a southerly direction along the line of Cane Ridge Road, south 23 degrees 30 minutes east 291.5 feet to a point of beginning. The bearing along the northerly line of this property has been correlated to match the deed for adjacent property already owned by

Edward and Patricia Jackson, all other bearing have been correlated accordingly and rounded to the nearest minute, according to a mortgage loan inspection performed by Campbell Surveying Co., Inc., dated May 9, 1990.

Said mortgage loan inspection described the same property as follows:
Beginning at an iron pin in the center line of Cane Ridge Road, being the northeast comer of the Louis Michael Wheatley and wife, Barbara Lynn Wheatley, property of record in Book 5302, Page 623, Register's Office for Davidson County, Tennessee; thence along the Wheatley property line north 54 degrees 01 minutes east 456.5 feet to a point thence south 88 degrees 29 minutes east 443.5 feet along the Wheatley property line to an iron pin; thence north 48 degrees 45 minutes east 221.5 feet along the Wheatley property line to a point at Wingler's property line; thence south 88 degrees 29 minutes east 185 feet to a cedar tree; thence north 12 degrees 30 minutes east 497.5 feet to an iron pin; thence south 79 degrees 30 minutes 39 seconds west 946.5 feet to a spike in the center of Cane Ridge Road; thence in the southerly direction along the line of Cane Ridge Road 291.5 feet to the point of beginning.

PARCEL 1:
Being the same property conveyed to Mayra O. Franco Romero, a single woman and Marcelo Lemus Menjivar, a single man by Warranty deed from Patricia Anita Deal Jackson of record in Instrument No. 20171004-0101552, Register's Office for Davidson County, Tennessee, dated September 29th, 2017 and recorded on October 4th, 2017.

PARCEL 2:
Being the same property conveyed to Mayra O. Franco Romero, a single woman and Marcelo Lemus Menjivar, a single man by Warranty deed from Patricia Anita Deal Jackson of record in Instrument No. 20171004-0101506, Register's Office for Davidson County, Tennessee, dated September 29th, 2017 and recorded on October 4th, 2017.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is property known as: **5749 & 5757 Cane Ridge Road, Antioch, Tennessee 37013**.

Witness my/our hand(s) this the 4 day of May, 2020.

Mayra O. Franco Romero

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MAYRA O. FRANCO ROMERO, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of April, 2020.

Notary Public
My Commission Expires: 10/21/2023
(SEAL)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206