Karen Johnson Davidson County
Batch# 471615 DEEDQC
09/08/2020 11:27:05 AM 2 pgs
Fees: $13.00 Taxes: $74.00
20200908-0101893

QUITCLAIM DEED

This instrument was prepared by:
Antonio Ramirez Rosales & Maria Del Carmen Ruiz [*Name*]
1328 Mars Drive [*Street or Postal Address*]
NASHVILLE TN 37217 [*City, State, Postal Code*]

Name and address of the new owner (the Grantee):	**Antonio Ramirez Rosales & Maria Del Carmen Ruiz Carbajal** 1328 Mars Dr. Nashville, TN 37217
Name and address of the Mortgagee (the holder of a mortgage loan):	**Ramon Ruiz Carbajal**
Tax map parcel number:	**120-02-0-115.00**
Mail tax bills to:	**1328 Mars Drive Nashville TN 37217**

In consideration of Twenty Thousand Dollars and other valuable consideration paid, the receipt f which is acknowledged I, **Ramon Ruiz Carbajal**, the Grantor, sell, transfer, and convey to, **Antonio Ramirez Rosales & Maria Del Carmen Ruiz Carbajal,** the Grantee, all of my right, title and interest in the following real estate:

IN THE COUNTY OF DAVISON, STATE OF TENNESSEE:
[*legal description*]

Subdivision **Stardust Acres** **Plat Book 1424 / Page 92**
Block/Lot /63 **District/WardUSD**
Description **Lot 63 Stardust Acres /**
Neighborhood Code and Name: 3026 Airport

No boundary survey of the real estate was made at the time of this conveyance, and the description of it is not different from that shown in any previous deed. FOR PRIOR TITLE, see* Book 1424, Page 92 in the Register's Office of Davidson County, Tennessee. * 20040323-0032707

Taxes for the year 2020 are assumed by the Grantee.

THIS CONVEYANCE IS SUBJECT TO MATTERS OF PUBLIC RECORD including the following: (1) governmental zoning and other ordinances and regulations; (2) utility, sewer, drainage, and other easements and stipulations; and (3) subdivision and condominium covenants, conditions, declarations, and other restrictions.

THIS CONVEYANCE IS ALSO SUBJECT TO (1) the rights of tenants or claims of tenants in possession under oral, or written but unrecorded, leases or other agreements and (2) _____.

Witness my hand this 5th day of September, 2020.

x Ramon Ruiz Corbajal
Grantor

Acknowledgement

STATE OF Tennessee
COUNTY OF Davidson

On the 5th day of September, 2020, before me personally appeared RAMON RUIZ CARBAJAL, the Grantor, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that he or she executed the same as his or her free act and deed.

Selvyn Amaya
Notary Public

My Commission Expires

My commission expires: JUL 01 2021

SELVYN AMAYA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Affidavit of Value

STATE OF Tennessee
COUNTY OF Davidson

I swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $ 20,000. That amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Grantee

Mc Ruiz
Grantee

Sworn to and subscribed before me this 5th day of September, 2020.

Selvyn Amaya
Notary Public

My Commission Expires

My commission expires: JUL 01 2021.

SELVYN AMAYA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY