Karen Johnson Davidson County
Batch# 508377 DEEDQC
11/03/2020 12:33:49 PM 5 pgs
Fees: $28.00 Taxes: $74.00
20201103-0128612

QUITCLAIM DEED

This instrument was prepared by:
Everardo Miranda [*Name*]
7524 Rolling River Pkwy [*Street or Postal Address*]
NASHVILLE TN 37221 [*City, State, Postal Code*]

Name and address of the new owner (the Grantee):	**Miguel Fuentes** **7524 Rolling River Pkwy** **Nashville TN 37221**
Name and address of the Mortgagee (the holder of a mortgage loan):	**No mortgage with the property**
Tax map parcel number:	**141-11-0A-049.00-CO**
Mail tax bills to:	**7524 Rolling River Pkwy** **Nashville TN 37221**

In consideration of Twenty Thousand Dollars and other valuable consideration paid, the receipt f which is acknowledged I, **Everardo Miranda**, the Grantor, sell, transfer, and convey to, **Miguel Fuentes,** 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: **Rolling River Estates** **Plat Book 5200 / Page184-185**
Block/Lot /256 **District/Ward:** **GSD**
Description: **Lot 256 Rolling River Estates-Phase 4 / Neighborhood Code and Name: 6738 Rolling River Estates**

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 5200, Page 184 in the Register's Office of Davidson County, Tennessee.

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,

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 29 day of October, 2020.

x _____
Grantor

Acknowledgement

STATE OF Tennessee
COUNTY OF Davidson

On the 29th day of October, 2020, before me personally appeared Everardo Miranda, 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.

_____
Notary Public

My Commission Expires

My commission expires: JUL 07 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.

x _____ _____
Grantee Grantee

Sworn to and subscribed before me this 29th day of October, 20

_____
Notary Public

My Commission Expires

My commission expires: JUL 07 2021.

SELVYN AMAYA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MLS Tax Suite™

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Thursday, October 29, 2020

LOCATION

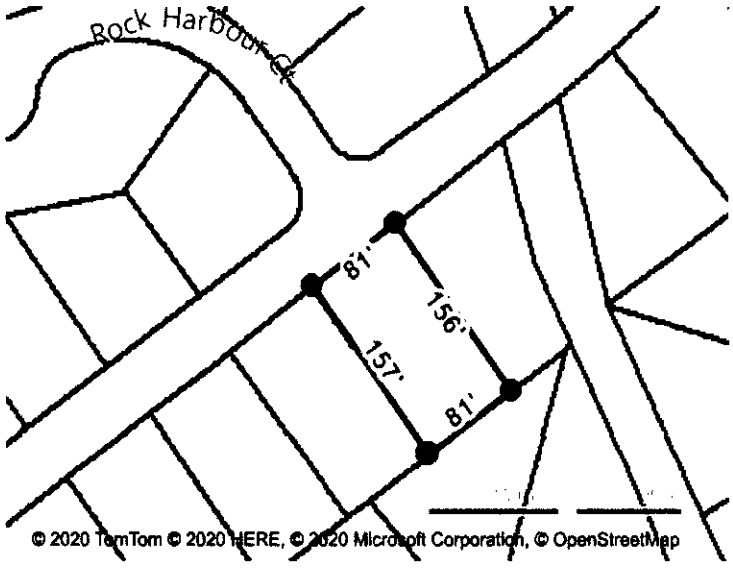
Property Address	7524 Rolling River Pkwy Nashville, TN 37221-3384
Subdivision	Rolling River Estates
County	Davidson County, TN

PROPERTY SUMMARY

Property Type	Residential
Land Use	Single Family Dwelling
Improvement Type	Single Family
Square Feet	1366

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	141-11-0A-049.00-CO
Alternate Parcel ID	
Account Number	
District/Ward	GSD
2010 Census Trct/Blk	184.07/1
Assessor Roll Year	2020



CURRENT OWNER

Name	Miranda Everardo
Mailing Address	No Address Available

SALES HISTORY THROUGH 10/19/2020

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
2/10/2008		Miranda Everardo		Quit Claim Deed		200901130003088
12/28/1995	$110,000	Miranda Everardo & Fuentes Lopez T		Warranty Deed		9911/980
2/25/1983	$69,100	McBryde Richard K Et Ux		Warranty Deed		6016/538
1/30/1981	$73,000	Cunningham Michael J Et Ux		Warranty Deed		5705/846
8/6/1979	$69,000	Earps Allen Et Ux		Warranty Deed	6	5478/331
2/14/1977		Home Federal Savings & Loan Assoc		Quit Claim Deed	281	5126/556

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2019	**Assessment Year**	2019		
Appraised Land	$48,000	**Assessed Land**	$12,000	**General Services District**	2.755
Appraised Improvements	$154,800	**Assessed Improvements**	$38,700		
Total Tax Appraisal	$202,800	**Total Assessment**	$50,700		
		Exempt Amount			
		Exempt Reason			

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2019		$1,396.79	$1,396.79
2018		$1,396.79	$1,396.79
2017		$1,396.79	$1,396.79
2016		$1,578.43	$1,578.43
2015		$1,578.43	$1,578.43
2014		$1,578.43	$1,578.43
2013		$1,578.43	$1,578.43

MORTGAGE HISTORY

Date	Loan Amount	Borrower	Lender	Book/Page or Document#
12/28/1995	$88,000	Miranda Everardo & Martha Fuentes Lopez Trinidad	Suntrust Bank	9973/796
12/28/1995	$88,000	Miranda Everdo & Martha Fuentes Lopez Trianidad	Suntrust Bank	9911/983

PROPERTY CHARACTERISTICS: BUILDING

Building # 1

Type	Single Family	**Condition**		**Units**	1
Year Built	1980	**Effective Year**		**Stories**	1.5
BRs	3	**Baths**	1 F 1 H	**Rooms**	6
Total Sq. Ft.	1,366				

Building Square Feet (Living Space)

Base Area 768

SI Upper Lv 598

Building Square Feet (Other)

Att Br Gar 598

Mas Patio 160

Open Porch 72

- CONSTRUCTION

Quality		**Roof Framing**	
Shape		**Roof Cover Deck**	
Partitions		**Cabinet Millwork**	
Common Wall		**Floor Finish**	
Foundation	Slab	**Interior Finish**	
Floor System		**Air Conditioning**	Htg/Clg
Exterior Wall	Brick/Frame	**Heat Type**	Heating/Cooling
Structural Framing	Typical	**Bathroom Tile**	
Fireplace		**Plumbing Fixtures**	

- OTHER

Occupancy		**Building Data Source**	

PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use	Single Family Dwelling	**Lot Dimensions**	80 X 160
Block/Lot	/256	**Lot Square Feet**	12,632
Latitude/Longitude	36.063730°/-86.964868°	**Acreage**	0.29

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source		**Road Type**	
Electric Source		**Topography**	
Water Source		**District Trend**	
Sewer Source		**Special School District 1**	
Zoning Code	Rs20: Single Family -(20,000 Square Foot Lot) / Ov-Res: Residential Pud Overlay	**Special School District 2**	
Owner Type			

SHORT TERM RENTAL OPPORTUNITY

Annual Revenue	$33,662	**Average Daily Rate**	$179	**Occupancy Rate**	52%

LEGAL DESCRIPTION

Subdivision	Rolling River Estates	**Plat Book/Page**	

Block/Lot	/256	**District/Ward**	GSD
Description	Lot 256 Rolling River Estates-Phase 4 / Neighborhood Code And Name: 6738 Rolling River Estates		

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	47037C0329H	04/05/2017

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