Karen Johnson Davidson County
Batch# 575636 DEEDQC
02/23/2021 11:31:16 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210223-0021945

QUITCLAIM DEED

KNOWN ALL MEN BY THESE PRESENTS, that, **MARVIN VLADIMIR MIRANDA AND ZULMA YANETH MIRANDA, HUSBAND AND WIFE,** for and in consideration of Ten Dollars and 00/100's ($10.00) do/does hereby bargain, sell, remise, quitclaim, and convey unto, **MARVIN VLADIMIR MIRANDA AND ZULMA YANETH MIRANDA, HUSBAND AND WIFE AND NUBIA ELIZABETH LOPEZ OSORIO, AN UNMARRIED WOMAN, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** all their right, title, and interest including, but not limited to their marital interest in and to the following described real estate, located in **DAVIDSON,** Tennessee, described as follows:

Being all of Lot No. 68, on the plan of Final Plat The Preserve, Phase 1, according to plat and survey appearing of record in Instrument Number 20200714-0076956 and Instrument No. 20201020-0122150, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Marvin Vladimir Miranda and Zulma Yaneth Miranda, Husband and Wife , by deed from, Ole South Properties, Inc., a Tennessee Corporation, dated January ~~19~~ 25, 2021, appearing of record in Instrument No. 20210204-0016355, of the Register's Office of Davidson County, Tennessee.

Subject to Declaration of Covenants, Restrictions and Conditions contained in instrument of record in Instrument Number 20180402-0030461 and Instrument No. 20201117-01352999;Declarations for Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20180402-0030461 and in Instrument Number 20190524-0049357; Easement for Ingress/Egress and Overhead Electric and Public Utility of record in Instrument Number 20160318-0026022; Right of Way Easement conveyed to Colonial Pipeline Company dated July 19, 1963 of record inn Book 3612, page 243, conveying an easement for pipe line Right of Way 50 Feet x 25 Feet (Tract 1); Right of Way containing 0.08 acres vested in the State of Tennessee by Judgement of record in Book 4099, page 599 in the matter of the State of Tennessee VS.Wilfred Pact et al in the City Court of Davidson County, Tennessee Number A1676 (Tract 1); Supplemental Right of Way Agreement of record in Book 4603, page 29, wherein an additional Thirty Foot (30') strip of land adjacent to the right of way of record in Book 3612, page 243, is conveyed to Colonial Pipeline Company (Tract 1); Easement for Ingress and Egress purposes. Said Easement is described on the survey dated March 18, 1985, by Olsen, Zamick, & Seybert, Inc. designated as Service Number 85-129, and called the Qwest Microwave, Inc., Plan as shown on unrecorded contract for sale of real estate (Tract 1); The portion of that premises embraced within the bounds of any streets, roads, or highways (Tract 1); Subject to any unrecorded leases pertaining to the use of the cell tower located upon the subject property (Tract 2); Easement for Ingress and Egress granted to Qwest Microwave V, Inc. by deed from Wilfred T Pack and wife, Elizabeth G Pack, of record in Book 6592, page 214 (Tracts 3&4); Perpetual Easement for Highway Purposes of record in Book 4907, page 494 (Tracts 3&4); Title to that portion of the premises embraced with the bounds of Old Hickory Boulevard (Tracts 3&4); and to any and all matters shown on said plat and survey of record in Instrument Number 20200714-0076956 and Instrument No. 20201020-0122150; all of said Register's Office.

Subject to any and all plats, easements, restrictions, and other matters of record.

IN TESTIMONY WHEREOF his/her has (we) hereunto set his/her hand(s) and seal(s) this 25th day of JANUARY, 2021.

MARVIN VLADIMIR MIRANDA **ZULMA YANETH MIRANDA**

STATE OF **TENNESSEE**
COUNTY OF **RUTHERFORD**

On the 12th day of January, 2021, before me a Notary Public in and for the said State and County, duly commissioned and qualified, personally appeared **MARVIN VLADIMIR MIRANDA AND ZULMA YANETH MIRANDA**, with whom I am personally acquainted, and who acknowledged the execution of the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal this 25th day of JANUARY, 2021.

My Commission Expires: 8·19·24

Notary Public

CHRISTY FIELDER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
COMMISSION EXPIRES 8-19-2024

The actual consideration for this transfer is -0-

Affiant

Sworn and subscribed to me this 25th day of JANUARY, 2021.

My Commission Expires: 8-19-24

Notary Public

CHRISTY FIELDER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-19-2024

This information was provided solely by the parties
Prepared by: Tri Star Title & Escrow, LLC, 1535 W. Northfield Blvd., Unit 15, Murfreesboro, TN 37129

Map/Parcel: 079-022.07 R0044399

Name and Address of New Owner/Send Tax Bills To:

MARVIN VLADIMIR MIRANDA
ZULMA YANETH MIRANDA
NUBIA ELIZABETH LOPEZ OSORIO
2100 PRESERVE CIRCLE
ANTIOCH, TN 37013