Name and Address of New Owner:
Kemelin Liceli Mancilla Gonzalez
2519 Flamingo Drive
Nashville, TN 37207

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 632124 DEEDQC
05/10/2021 11:48:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210510-0062388

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 071-04-0-214.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Maynor Ivan Mancila, unmarried,** "the Grantor," convey and quitclaim unto **Kemelin Liceli Mancilla Gonzalez,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Being Lot No. 352 on the Plan of Joywood Heights, Section II-A, as of record in Book 1424, Page 20, in the Register's Office of Davidson County, Tennessee. Said Lot No. 352 fronts 60 feet on the Southeasterly side of Flamingo Drive and runs back 231 feet on the Northeasterly line and 159 feet on the Southwesterly line, to a dead line in the rear on which it measures 158.5 feet.
>
> Being the same property conveyed to Maynor Ivan Mancilla, unmarried by Warranty Deed from Don Meadows and Mary Helen Meadows, husband and wife, dated June 13, 2014, of record in Instrument No. 20140618-0053132, Register's Office, Davidson County, Tennessee.

This is improved property known as 2519 Flamingo Drive, Nashville, TN 37207

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 30 day of April, 2021.

Maynor Mancilla (SEAL)
Maynor Ivan Mancila

Kemelin Mancilla (SEAL)
Kemelin Liceli Mancilla Gonzalez

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, **Maynor Ivan Mancila and Kemelin Liceli Mancilla Gonzalez**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 30 day of April, 2021.

TYESHA BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires: 9/6/2022

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Maynor Mancilla. Kemelin Mancilla
(Affiant)

Sworn to and subscribed before me this
30 day of April, 2021.

TYESHA BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires: 9/6/2022

File # 21-2019

202105100062388

True Copy Certification

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/08/2021



Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212