This instrument prepared by:

Matt Maniatis, Esq
Saenz & Maniatis
2874 Elm Hill Pike
Nashville TN 37214
615-366-1211

Send tax bills to:

Nancy Ramiro Gonzalez
628 Brook Dr
Antioch, TN 37013

Parcel Number:

162 10 0 032.00

Karen Johnson Davidson County
Batch# 677695 **DEEDQC**
07/15/2021 02:05:18 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20210715-0095426

Address of new owner:

Nancy Ramiro Gonzalez
628 Brook Dr
Antioch, TN 37013

QUITCLAIM DEED

THIS INDENTURE, is made between **JOSE GILBERTO DE LEON** hereinafter referred to as the "Grantor" and **NANCY RAMIRO GONZALEZ** hereinafter referred to as "Grantee."

WITNESSETH:

Grantor, and for other good and valuable consideration in the sum of $1.00, has released and quit claimed, and does hereby bargain, sell remise, release and quitclaim unto the Grantee as part of the marital dissolution agreement and per T.C.A 66-5-209, the following described premises, to wit:

Land in Davidson County being Lot No. 32, on the Plan of Brook View Estates, Section 1, of record in Plat Book 4460, Page 103, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jimmy F. Highland, II and wife, Kathleen M. Highland, by deed from Charles E. Yancey, Jr. and wife, Christine M. Yancey, of record in Book 10947, Page 308, said Register's Office.

Being the same property conveyed to Jose G. De Leon by Jimmy F. Highland, II

and wife, Kathleen M. Highland, by Warranty Deed dated 12/09/2005, of record in Instrument number 20051215-0150647 recorded 12/15/2005, Register's Office of Davidson County, Tennessee.

This conveyance is subject to Restrictions of record in Book 4636, Page 103, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

This is improved property known as: **628 Brook Drive, Antioch, TN 37013**

NOW, THEREFORE, the Grantor does hereby transfer and convey, quitclaim and assign forever, all his/her rights, title and interest in and to the above describe real property.

FURTHER, the Grantee indemnifies the Grantor from any continuing liability on the above-described real property to include any judgments for deficiency from a foreclosure action.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the tittle of said land to the said GRANTEE(S) their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. NRG

JOSE GILBERTO DE LEON
Grantor

STATE OF Tennessee)
COUNTY OF Rutherford)

Personally appeared before me, a notary public in and for said County and State, the within Grantor, **JOSE GILBERTO DE LEON** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

JAMES PHILLIPS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD
MY COMMISSION EXPIRES

James Phillips
NOTARY PUBLIC

8-24-2020
Date

My Commission Expires: 1-30-2020

JAMES PHILLIPS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES JANUARY 30, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
, **Affiant**
Subscribed and sworn before me this the
15 **Day of** July, 2021.
A. Hayes, **Deputy Registe**