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 08 0 030.00

Address of new owner:

Nancy Ramiro Gonzalez
628 Brook Dr
Antioch, TN 37013

Karen Johnson Davidson County
Batch# 677695 DEEDQC
07/15/2021 02:05:18 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210715-0095427

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. 39 on the Plan of Antioch Park, Section 1, of record in book 3600, Page 96, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property acquired by the party of the first part pursuant to the provisions of the National Housing Act, as amended (12 USC 1701 et seq.) and the Department of Housing and Urban Development Act (42 U.S.C. 3531), by deed May 18,

2008, of record in Instrument Number 200806190062989, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Jose G. Deleon by the Secretary of Housing and Urban Development by deed dated November 26, 2008, of record in Instrument number 20081202-0116736 recorded 12/02/2008, Register's Office of Davidson County, Tennessee.

This is improved property known as: **61 Benzing Road, 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)

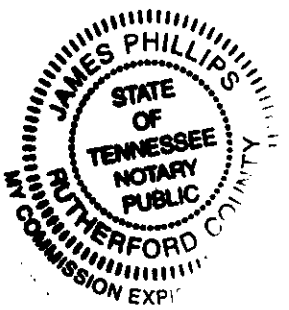
Personally appeared before me, a notary public in and for said County and State, the within Grantor, **JOSE GILBERTO DE LEON** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein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

James Phillips
NOTARY PUBLIC

8·24·2020
Date

My Commission Expires: 1·30·2024

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 Register**