Karen Johnson Davidson County
Batch# 713042 DEEDQC
09/10/2021 02:53:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210910-0121772

QUITCLAIM DEED

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05.02.2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF September 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Angel Miranda Gonzales	**Same**	**Tract 1: 13312001600** **Tract 2: 13312001700**
(NAME)	(NAME)	
1515 W135th St SPC		
(ADDRESS)	(ADDRESS)	
Gardena, CA 90249		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

ANGEL MIRANDA GONZALEZ ("GRANTOR")

HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

ANGEL MIRANDA GONZALEZ ("GRANTEE")

HIS HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

TRACT 1:

BEING LOT NO. 13, ON THE PLAN OF WINDSOR PARK, OF RECORD IN BOOK 3600, PAGE 64, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN OF REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ANGEL MIRANDA GONZALEZ AND WIFE ANGELUS MIRANDA, BY WARRANTY DEED FROM FRANCISCO GUTIERREZ, OF RECORD IN INSTRUMENT NO. 20050706-0077562, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THE SAID ANGELUS MIRANDA HAS SINCE DIED ON JANUARY, 10TH, 2020, LEAVING SAID PROPERTY TO HER HUSBAND, ANGEL MIRANDA GONZALEZ, AS HER SOLE HIER AT LAW.

TRACT 2:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 14 AND PART OF "RESERVED PARCEL B" ON THE PLAN OF WINDSOR PARK, OF RECORD IN BOOK 3600, PAGE 64, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO: 14 FRONTS 70 FEET ON THE SOUTHWESTERLY MARGIN OF BENITA DRIVE AND EXTENDS BACK 190.06 FEET ON THE NORTHWESTERLY LINE AND 190 FEET ON THE SOUTHEASTERLY LINE TO A DEAD LINE IN THE REAR MEASURING 72.16 FEET THEREON.

SAID PART OF "RESERVED PARCEL B" BEGINS AT A POINT IN THE REAR LINE OF LOT NO. 16, THENCE S 23° 50' EAST 185.60 FT. TO A POINT, THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE LINE OF BUTTS PORTION OF "RESERVED PARCEL B" 93.82 FT. TO A POINT, THENCE N 2° 59 E 207.97 FT. TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO ANGEL MIRANDA GONZALEZ AND WIFE ANGELUS MIRANDA, BY WARRANTY DEED FROM FRANCISCO GUTIERREZ, OF RECORD IN INSTRUMENT NO. 20050706-0077562, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND FURTHER CORRECTED BY A SCRIVINER'S AFFIDAVIT OF RECORD IN INSTRUMENT NO. 20170315-0025394, IN THE REGISTER'S OFFICE FOR SAID COUNTY.

THE SAID ANGELUS MIRANDA HAS SINCE DIED ON JANUARY, 10TH, 2020, LEAVING SAID PROPERTY TO HER HUSBAND, ANGEL MIRANDA GONZALEZ, AS HER SOLE HIER AT LAW.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

These are **improved** properties known as:

Tract 1: 417 Benita Drive, Nashville, Tennessee 37211
Tract 2: 419 Benita Drive, Nashville, Tennessee 37211

Witness our hands this the 8 day of September, 2021.

ANGEL MIRANDA GONZALEZ

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ANGEL MIRANDA 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 he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8 day of September, 2021.

Notary Public

My Commission Expires:

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

I, Ryan Terrell, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 9/8/2021 (date of document).

Affiant Signature

Date 9/8/2021

State of TN

County of Davidson

Sworn to and subscribed before me this 8th day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5/5/25

MELISSA JANSEN
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on
05/05/2025
DAVIDSON COUNTY