Prepared By:
TROY A WALTON
107 Sunset St
La Vergne TN 37086

After Recording Return To:
4096 MURFREESBORO PIKE
ANTIOCH, Tennessee 37013

Karen Johnson Davidson County
Batch# 717268 DEEDQC
09/15/2021 03:49:14 PM 4 pgs
Fees: $22.00 Taxes: $0.00

20210915-0124146

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On September 13, 2021 THE GRANTOR(S),

- ROSA VASGUEZ GARIBO, a single person

for and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- RODRIGO VALENCIA AND RUIZ LORENA MARGARITA and _____, a married couple, residing at 4096 MURFREESBORO PIKE, ANTIOCH, Tennessee County, Tennessee 37013

the following described real estate, situated in ANTIOCH, in the County of DAVIDSON, State of Tennessee

Legal Description: Source of title 20060504-0052272

THENCE N 56'23'24' W 141 TO IRON PIN SET- N 27'16'01 E 550.64' TO AN IRON PIN SET-S 55;57'52' E 34.50' TO AN IRON PIN FOUND - S 26'53'47' E 226..16 TO AN IRON PIN FOUND-S30'29'24' W 275.61 TO THE POINT OF BEGINNING, CONTAINING 73,786.18 SQARE FEET OR 1.69 ACRES MORE OR LESS.

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs

and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

EXCEPTING AND RESERVING unto Grantor(s) a life estate interest in the above described real estate on the terms listed below.

TERMS OF LIFE ESTATE

Grantor shall retain the right to use, occupy and possess the real estate described herein for the remainder of the Grantor's life. Grantor shall have full power to use and dispose of the entire distributable income from said real property and shall be responsible for payment of real estate taxes thereon. The life tenant shall have the right to execute leases, geophysical exploration agreements, and perpetual easements and grants of right of way shall be binding upon the remainder estate. The life tenant shall receive all royalties, rents, leases, geophysical exploration, easement, and right of way payments paid on account of the land during his lifetime. Grantor may commit waste on the premises if he desires to do so.

Tax Parcel Number: ~~X~~ map 175/parcel 70

Mail Tax Statements To:
RODRIGO VALENCIA ANDRUIZ LORENA MARGARITA
4096 MURFREESBORO PIKE
ANTIOCH, Tennessee 37013

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: 9/02/2021

Rosa Vasquez Garibo

ROSA VASGUEZ GARIBO
6620 SHADYVIEW DR
ANTIOCH, Tennessee, 37013

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 2nd day of September, 2021, before me personally appeared ROSA VASGUEZ GARIBO, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.

BARBARA A. MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-20-2022

Notary Public

Title (and Rank)

My commission expires Nov 20, 2022

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $0.00.

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

EXHIBIT A

File No.: 14885

ATTACHMENT

LAND in the 2nd, formerly the 3rd, Civil District of Davidson County, Tennessee, being a part of Lot No. 4 on the plan of the lands of J. F. Hibbett, deceased, not of record, described according to a survey made by George W. Watkins, Surveyor, January 25, 1954, as follows:

Beginning at an iron pin at the southeast corner of a 15 foot lane, 17 feet westerly from a walnut stump, said stump being North 24 degrees East 612 feet from the northerly margin of the Murfreesboro Pike, said stump being also 2 feet easterly from the western boundary line of a part of Lot No. 4 conveyed to G. W. Gordon and wife, by deed from Nora Lee Hibbett Adcock of record in Book 1643, page 56, Register's Office for said County; thence with the westerly margin of said lane, North 24 degrees East 376 feet to an iron pin and North 15 degrees West 227 feet to an iron pin; thence North 67 degrees West 34.5 feet to an iron pin, being the northeast corner of the property conveyed to Elgyan Callis and wife, by deed from Mrs. N.L.H. Adcock and husband, of record in Book 2134, page 117, said Register's Office; thence, South 19 degrees West 552 feet to an iron pin in the northerly margin of a driveway; thence with the northerly margin of said driveway, South 67 degrees East 141 feet to the beginning, containing 1.7 acres, more or less.

BEING the same property conveyed to Muhammad Reza Shams by deed from A.S.C. filed of record in Instrument No. 20030910-0132386, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.