Name and Address of New Owner:
Duanys Jr EX, Gustavo Alberto
In Care Of: 840 Glastonbury Rd APT 310
Nashville, TN [37217-9998]

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Abelles World, LLC dba Airvo Notary
301 S Perimeter Park Dr STE 100
Nashville, TN 37211

Map & Parcel No: **007-00-0-091**

Karen Johnson Davidson County
Batch# 802913 **DEEDQC**
02/09/2022 02:57:51 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20220209-0015165

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
DUANYS JR EX, GUSTAVO DUANYS, Affiant
Subscribed and sworn before me this the
9 Day of Feb, 2022
G. Hayes, Deputy Register

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, **Charles R. Gundlach, etux**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Duanys Jr EX, Gustavo Alberto**, "the Grantee," the following described real estate in Davidson County, Tennessee:

A tract of land in the Second, formerly the Tenth, Civil District of Metropolitan Nashville – Davidson County, Tennessee, and being more fully described according to an unrecorded survey dated August 3, 1981, by Ragan, Smith, Murphy & Associates, Inc., as follows:

Beginning in the center of Masker Creek at the northeast corner of Lot No. 132 of Section 5 of Grizzard Manor, as recorded in Book 4675, page 163, Register's Office for Davidson County, Tennessee, and proceeding as follows:

1. With the north line of Lot No. 132 in part, N 76° 08'W, passing an iron pin in concrete at 16.00 feet, in all 80.21 feet, more or less, to a point on the east right-of-way line of Tinnin Road; thence,

2. Northwardly with said line and a 648.68 foot radius curve to the left 124.43 feet, said curve has a chord bearing and distance of N 8° 22' 30" E 124.158 feet; thence,

3. N 2° 53 E 84.45 feet; thence,

4. With a 739.52 foot radius curve to the left 497.81 feet, said curve has a chord bearing and distance of N 16° 24' W 488.437 feet; thence,

5. N 35° 41' W 175 feet, more or less, to a point in the south line of a tract of land now or formerly owned by Cockrill; thence,

6. Leaving Tinnin Road and with Cockrill's south line, S 81° 40' E 34 feet, more or less, to the center of Mansker Creek; thence,

Date: 02/09/2022

Charles R Sundlach
Seller's Signature

Print Name

Date: 02/09/2022

Buyer's Signature

GUSTAVO A DUANYS JR EX
Print Name

Date: _____

Buyer's Signature

Print Name

Date: 02/09/2022

Airyale Peterson
Agent's Signature

Airyale Peterson
Print Name

Date: _____

Agent's Signature

Print Name

Being a portion of the same property conveyed to Goodlettsville Development Co., Inc. by deed from Clarence Ashburn and wife of record in book 4796 page 537 registers office for Sumner County, Tennessee.

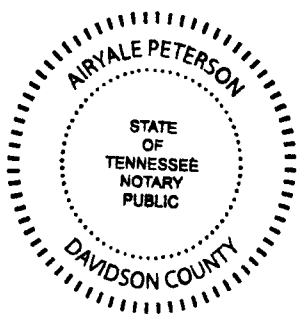
Source of Title: Book 6500
Page 36

STATE OF TENNESSEE
COUNTY OF DAVIDSON

ACKNOWLEDGMENT

I, Airyale Peterson, a Notary Public for Davidson County and Tennessee State, do hereby certify that **Charles R. Gundlach** and **Duanys Jr EX, Gustavo Alberto**, did personally appear before me and executed the foregoing.

Witness my hand and seal this 9th day of February, 2022



Airyale Peterson
Notary Public
My Commission Expires Sept. 8, 2025