Karen Johnson Davidson County
Batch# 865442 DEEDQC
06/01/2022 08:58:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220601-0062968

Prepared by/Return to: Mark B. Leedom, Esq. 636 Grassmere Park Drive Suite 130B Nashville, TN 37211 .	STATE OF TENNESSEE COUNTY OF Sumner The actual consideration or value, whichever is greater, for this transfer is $-0. Affiant Subscribed and sworn to before me, this 23rd day of May, 2022. Jennifer Russell Notary Public My commission expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number:
Limoneti Lopez	**New Owner**	**02104000200 and 02104000900**
3451 Binkley Road		
Joelton, TN 37080		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, ENRIQUE VEGA MUNIZ, GRANTOR(S)", by these presents, does hereby quitclaim and convey unto LIMONETI LOPEZ, "GRANTEE(S)", his/her/their successors, heirs and assigns all of his/her/their rights, title and interests in and to a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Tract I:

Land in Davidson County, Tennessee, being Lot No. 8, on the plan of Feltswood Subdivision, Section One, as. shown by plat of record in Book 3700, Page 13, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property, and being designated as Map and Parcel No. 21-04-002, on the Maps of the Assessor of Property for Davidson County, Tennessee.

Said Lot No. 8 fronts 160 feet on the Southerly margin of Binkley Road and extends back 230 feet on the Westerly line and 250 feet on the Easterly line to a dead line in the rear, measuring 218.20 feet thereon.

Tract II:

Land in the 14th Civil District of Davidson County, Tennessee and being a portion of property of record in Deed Book 4576, Page 851, Register's Office, said county, being more particularly described as follows:

1.155 acre tract: Beginning at an existing iron pin, the most Northwest corner of this tract, and being a common corner to Lots 7 and 8. Feltswood Subdivision, Section One, Plat Book 3700, Page 13, Register's Office, Davidson County, Tennessee; thence, with Lot 8, S. 79 deg. 09 min. 43 sec. E. 218.05 feet to a broken concrete monument, a common corner to Lots 8 and 9, said Feltswood Subdivision, and being the most Northwest corner of property described in Deed Book 5858, Page 283; thence with said property S. 5 deg. 22 min. 17 sec. W. 226.53 feet to an existing iron pin, in the Northerly margin of proposed Feltswood Drive; thence, with the margin of said drive with a curve to the right having a central angle of 16 deg. 26 min. 14 sec., a radius of 676.11 feet, and an arc length of 193.96 feet (chord = N. 76 deg. 39 min. 09 sec. W. 193.3 feet) to an existing iron pin in the margin of said drive; thence, continuing with the margin of said drive N. 68 deg. 26 min. 02 sec. W. 39.61 feet to an existing iron pin in the margin of said drive, and being the most Southwest corner of property described in Deed Book 5857, Page 62; thence, with said property N. 8 deg. 45 min. 50 sec. E. 209.80 feet to the beginning containing 1.155 acres, more or less, and being designated as Map and Parcel No. 21-04-009, on the Maps of the Assessor of Property for Davidson County, Tennessee. This description was taken from Book 10761, Page 307, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Enrique Vega Muniz and Limoneti Lopez by Warranty Deed from Samuel P. McVay, Trustee, and June P. McVay, Trustee, of the Samuel & June McVay Revocable Living Trust.* Grantor herein makes oath that the within described property is neither his principal residence nor the principal residence of his spouse and/or dependents.

*Source of Grantor's Title: Instrument No. 20220127-0009674, RODCT.

Subject to any and all covenants, conditions, restrictions, easements, and encumbrances of record in the Register's Office of Davidson County, Tennessee.

This is improved property being designated as 3451 Binkley Road, Joelton, TN 37080.

Preparer makes no representation as to the accuracy of the information contained herein, this instrument having been prepared without benefit of title search upon information furnished by the parties hereto.

WITNESS my/our hand(s) this 20th day of May, 2022.

ENRIQUE VEGA MUNIZ

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Enrique Vega Muniz, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 20th day of May, 2022.

My commission expires: 7/7/25

NOTARY PUBLIC

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Certificate of Authenticity

I, Ashton Tevet, 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

5/20/22.
Date

Affiant Signature

5/20/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20th day of May, 2022.

Notary's Signature

My Commission Expires: 7/7/25
Date

Notary's Seal (if on paper)

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025