Karen Johnson Davidson County
Batch# 868166 DEEDQC
06/07/2022 08:55:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220607-0064928

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title and Escrow Company, Inc.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $0.00 Affiant Subscribed and sworn to before me, this 31st day of May, 2022. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2023

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information: Map and Parcel Nos.:
Leonel Carmona Santos, Jr. 600 Waywood Circle Antioch, TN 37013	Leonel Carmona Santos, Jr. 600 Waywood Circle Antioch, TN 37013	262 Townes Drive: 162 06 0 118.00 12622 Old Hickory Blvd.: 175 00 0 012.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Leonel Carmona ("Grantor")**, does hereby quitclaim, transfer and convey unto **Leonel Carmona Santos, Jr. ("Grantee")**, his heirs and assigns, all of Grantor's right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly on Exhibit "A" attached hereto.

These are improved properties commonly known as:

TRACT 1: 262 Townes Drive, Nashville, Davidson County, Tennessee 37211

TRACT 2: 12622 Old Hickory Boulevard, Antioch, Davidson County, Tennessee 37013

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of May, 2022.

GRANTOR:

Leonel Carmona

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Leonel Carmona, the 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, at office, this 31st day of May, 2022.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

EXHIBIT A

Legal Descriptions

TRACT 1:

262 Townes Drive, Nashville, Davidson County, Tennessee 37211
Map/Parcel No. 162 06 0 118.00

Land in Davidson County, Tennessee, being Lot 113 of the Plan of Fair Oaks Subdivision, Section 2, as of record in Plat Book 4460, Page 52, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Leonel Carmona by General Warranty Deed dated March 22, 2016, from Denise Harvey AKA Denise Ward, of record as Instrument No. 20160324-0027884 in the Register's Office for Davidson County, Tennessee.

TRACT 2:

12622 Old Hickory Boulevard, Antioch, Davidson County, Tennessee 37013
MapParcel No. 175 00 0 012.00

Land in the 2nd Civil District of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the center line of Old Hickory Boulevard, the Southeast corner of tract conveyed to C.W. Mitchell and wife Lelia Harlan Mitchell by J.E. Nance, Jr., and wife Hilda Baker Nance by deed of record in book 1235, Page 79, Register's Office for Davidson County, Tennessee; running thence North 72 degrees 40' West 185.72 feet to a point in the center of said Old Hickory Boulevard; thence North 17 degrees 20' East 606.6 feet to a stake in the northeastern boundary line of said tract conveyed by J.E. Nance, Jr. and wife, as aforesaid; thence South 52 degrees 45' East 157.2 feet to a post; thence South 57 degrees 35' East 150 feet to a post and rock, the northeast corner of said tract; thence South 29 degrees 5' West 525 feet to the point of beginning, containing 3 acres, more or less.

Being the same property conveyed to Leonel Carmona by Special Warranty Deed dated October 12, 2021, from William D. Yeargin, Jr. and wife Paula J. Yeargin, of record as Instrument No. 20211014-0138474 in the Register's Office for Davidson County, Tennessee.

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES HERETO. NO INDEPENDENT TITLE EXAMINATION WAS CONDUCTED BY PREPARER. THE LEGAL DESCRIPTIONS HEREIN ARE TAKEN FROM THE PRIOR INSTRUMENTS OF RECORD, AND PREPARER ASSUMES NO LIABILITY FOR THE ACCURACY OR COMPLETENESS THEREOF.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 5/31/22

GEORGE E. MUDTER, JR.
Dated 5/31/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 5/31/22
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

