Karen Johnson Davidson County
Batch# 898101 DEEDQC
08/03/2022 11:44:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220803-0088485

AFTER RECORDING RETURN TO:
Radian Settlement Services, Inc.
1000 GSK Drive, Suite 210
Coraopolis, PA 15108
File No. 1280441899

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 050-15-0-021-00

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THIS DEED made and entered into on this 29 day of July, 2022, by and between Virgil Hinojosa Jr. who erroneously acquired title as Virgil Hinojosa and Jerri Hinojosa, husband and wife, residing at 3300 Moorewood Drive, Nashville, TN 37207, hereinafter referred to as Grantor(s) and Virgil Hinojosa Jr. and Jerri Hinojosa, husband and wife and Tesia Inez Hinojosa, single individual, as tenants in common, residing at 3300 Moorewood Drive, Nashville, TN 37207, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 3300 Moorewood Drive, Nashville, TN 37207

Being the same property conveyed to the Grantor(s) in a Deed recorded on 10/14/2021 under Instrument Number: Instrument Number 20211014-0138101 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Virgil Hinojosa Jr. who erroneously acquired title as Virgil Hinojosa

Jerri Hinojosa

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF Hays

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Virgil Hinojosa Jr. who erroneously acquired title as Virgil Hinojosa and Jerri Hinojosa, the within named Grantor, 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 seal, at office in Hays, Texas, this 29th day of July, 2022

Notary Public

My Commission expires: 02/18/2024

DONNA BRAGDON
My Notary ID # 132361763
Expires February 18, 2024

VALUATION AFFIDAVIT

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

Affiant

Print Name: Virgil Hinojosa, Jr.

STATE OF Texas
COUNTY OF Hays

Sworn to before me this 28th day of July, 2022

Notary Public
My Commission Expires: 02/18/2024

DONNA BRAGDON
My Notary ID # 132361763
Expires February 18, 2024

Name and address for person(s) responsible for taxes:

Virgil Hinojosa Jr., Jerri Hinojosa, and Tesia Inez Hinojosa
3300 Moorewood Drive
Nashville, TN 37207

Name and address of property owner:

Virgil Hinojosa Jr., Jerri Hinojosa, and Tesia Inez Hinojosa
3300 Moorewood Drive
Nashville, TN 37207

EXHIBIT A
LEGAL DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 571 ON THE PLAN OF PARKWOOD ESTATES, SECTION FOUR OF RECORD IN PLAT BOOK 3300, PAGES 79 AND 80, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO MAURINE J. BRONAUGH BY WARRANTY DEED FROM PRESTON E. BRONAUGH, THE SOLE HEIR AND LEGATEE OF GILMORE BRONAUGH, JR. DECEASED OF RECORD IN BOOK 9477, PAGE 929, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID MAURINE J. BRONAUGH DIED ON OR ABOUT OCTOBER 19, 2019, AND HER ESTATE WAS ADMITTED IN THE PROBATE DIVISION OF THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE AS DOCKET NO. 19P2009; LAURA JARMON SANDERLIN, PRESTON BRONAUGH, AND ALFRED JARMON WERE NAMED AS HER SOLE HEIRS AT LAW AS EVIDENCED BY THE AFFIDAVIT OF HEIRSHIP OF RECORD IN INSTRUMENT NO. 20201222-015954, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO PRESTON BRONAUGH BY QUITCLAIM DEED FROM LAURA SANDERLIN OF RECORD IN INSTRUMENT NO. 20201222-0151952, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO PRESTON BRONAUGH BY QUITCLAIM DEED FROM ALFRED JARMON OF RECORD IN INSTRUMENT NO 20201222-0151953, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID PRESTON EUGENE BRONAUGH DIED ON OR ABOUT APRIL 18, 2021, AND HIS ESTATE WAS ADMITTED IN THE PROBATE DIVISION OF THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE AS DOCKET NO. 21P1012; LAURA JARMON SANDERLIN AND ALFRED JARMON WERE NAMED AS HIS SOLE HEIRS AT LAW AS EVIDENCED BY THE AFFIDAVIT OF HEIRSHIP OF RECORD IN INSTRUMENT NO. 202110140130100, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, BEING RECORDED SIMULTANEOUSLY HEREWITH; THE SAID PRESTON BRONAUGH BEING ONE AND THE SAME AS PRESTON EUGENE BRONAUGH.

BEING THE SAME PROPERTY CONVEYED FROM LAURA JARMON SANDERLIN AND ALFRED JARMON, THE SOLE HEIRS OF THE ESTATE OF PRESTON EUGENE BRONAUGH TO VIRGIL HINOJOSA AND JERRI HINOJOSA BY WARRANTY DEED RECORDED OCTOBER 14, 2021 IN INSTRUMENT NO. 20211014-0138101

PARCEL ID: 050-15-0-021-00

PROPERTY COMMONLY KNOWN AS: 3300 MOOREWOOD DRIVE, NASHVILLE, TN 37207

CERTIFICATE OF AUTHENTICTY

I, Amy J Gishbaugher, 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 **07/29/2022**.

Date

Amy J Gishbaugher

Affiant Signature

8/1/22

Date

STATE OF PENNSYLVANIA

COUNTY OF ALLEGHENY

Sworn to and subscribed before me this 1st day of August, 2022.

Deborah A Walenchok

Notary's Signature DEBORAH A WALENCHOK

My Commission Expires: 03/03/2024

Notary's Seal

Commonwealth of Pennsylvania - Notary Seal
Deborah A. Walenchok, Notary Public
Allegheny County
My commission expires March 3, 2024
Commission number 1173177
Member, Pennsylvania Association of Notaries