Prepared by/Return to:
Mark B. Leedom, Esq.
636 Grassmere Park Drive Suite 130B
Nashville, TN 37211

Karen Johnson Davidson County
Batch# 901424 DEEDQC
08/10/2022 11:09:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220810-0090921

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $-0.

Affiant

Subscribed and sworn to before me, this 8th day of August 2022.

Notary Public

My commission expires: 7/7/25

COUNTY OF DAVIDSON
MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number
Mariela Mendieta	**New Owner**	**148-02-0-029.00**
324 Luna Drive		
Nashville, TN 37211		

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, MARIELA MENDIETA, unmarried, GRANTOR(S)", by these presents, does hereby quitclaim and convey unto MARIELA MENDIETA and ROLANDO MENDIETA ESPINOLA, tenants in common with right of survivorship, "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:

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Luna Heights, Section Three, of record in Book 2900, Page 138, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Mariela Mendieta, unmarried, by Warranty Deed from Kewal M. Dangi and Dil M. Dangi, husband and wife, dated 6/24/22 of record in Instrument No. 20220629-0065206, Register's Office of Davidson County, Tennessee.

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 bearing the street address of 324 Luna Drive, Nashville, TN 37211.

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 8th day of August, 2022.

Mariela Mendieta E
MARIELA MENDIETA

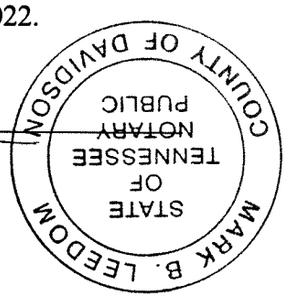
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Mariela Mendieta, 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 8th day of August, 2022.

My commission expires: 7/7/25

NOTARY PUBLIC



Certificate of Authenticity

I, Ashton Territ, 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

8/9/22.
Date

Affiant Signature

8/9/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of August, 2022.

Notary's Signature

My Commission Expires: 7/1/25
Date

Notary's Seal (if on paper)

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON