Karen Johnson Davidson County
Batch# 907298 DEEDQC
08/24/2022 10:30:12 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220824-0095535

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0

Ramona Luna
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF August 2022.

Notary Public

MY COMMISSION EXPIRES: NOV 6, 2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Dan R. AleXander, Attorney at Law, 15065 Lebanon Rd. Nashville, TN 37138
THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES
NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RAMONA KAY LUNA	**SAME**	**Map 119-7**
364 Flushing Drive	(NAME)	**Parcel: 23**
NASHVILLE, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, KNOW ALL MEN BY THESE PRESENTS THAT **I, EMMA MAE LUNA,** HEREBY QUITCLAIM TO **RAMONA KAY LUNA,** ALL MY INTEREST IN THE FOLLOWING LAND:

BEING LOT NO. 84 ON THE PLAN OF GLENCLIFF ESTATES, SECTION V, AS OF RECORD IN BOOK 2133, PAGE 21, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE

SAID LOT NO 84 FRONTS 92 FEET ON THE SOUTHEASTERLY SIDE OF FLUSHING DRIVE, AND EXTENDS BACK 168 FEET ON THE SOUTHEASTERLY LINE AND 137.6 FEET SOUTHWESTERLY LINE, TO A DEAD LINE IN THE REAR,

WHICH IS A BROKEN LINE ON WHICH IT MEASURES 189.4 FEET.

BEING THE SAME PROPERTY CONVEYED TO MARGARET CALDWELL HOLLY, NOW ACCORD, BY DEED FROM WILLIAM D. LAMB, JR. AND WIFE, AS OF RECORD IN BOOK 2956, PAGE 547, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO OTIS CHARLES LUNA AND WIFE, EMMA MAE LUNA BY WARRANTY DEED ON MAY 3RD 1966 OF RECORD IN BOOK 4015, PAGE 737 REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. OTIS CHARLES LUNA DIED ON JULY 18TH 1984 IN DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all restrictions, conditions, and easements of record in the Register's Office for Davidson County, Tennessee.

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

This property bears the street address of 364 Flushing Drive, Nashville, Tennessee 37211.

Witness my hand this 22 ND day of August 2022.

x Emma Luna
EMMA MAE LUNA

SUZANNE M ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES OCTOBER 09, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **EMMA MAE LUNA,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 22 ND day of AUGUST, 2012.

My Commission Expires: 10/09/24

Suzanne M Alexander
Notary Public