Karen Johnson Davidson County
Batch# 928071 DEEDQC
10/11/2022 02:27:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221011-0111527

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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd Suite 130**<br>**Nashville, TN 37215**<br>**220541250** | STATE OF TENNESSEE )<br>COUNTY OF WILLIAMSON )<br><br>The actual consideration for this transfer is: $-0-.<br><br>Affiant<br>Subscribed and sworn to before me, this 5 day of August, 2022.<br><br>Notary Public<br>My Commission Expires: 9-8-25 |

JAMES KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

## QUITCLAIM DEED

| | | |
|---|---|---|
| Address New Owner:<br>Iglesia Mana Del Cielo, Miguel Seda, Euralia R. De Seda<br>200 Jupiter Drive<br>Nashville, TN 37217 | Send Tax Bills To:<br>New Owner | Tax Information:<br>12005004800 |

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Miguel Seda and Euralia R. De Seda, husband and wife** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey to **Miguel Seda and Euralia R. De Seda, husband and wife, as to a 2/3rds interest and Iglesia Mana Del Cielo, a Tennessee Non-Profit Corporation, as to a 1/3rd interest,** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of "Resubdivision of Lots 160, 161, 165 & 166, Stardust Acres", of record in Book 4060, Page 119, which is a resubdivision of said lots as previously shown on Plan of Stardust Acres, of record in Book 1424, Page 92, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Miguel Seda and Euralia R. De Seda by Warranty Deed from Joel B. Spaulding & Company, Inc. Retirement Program, of record in Instrument No. 20160722-0075490, in the Register's Office for Davidson County, Tennessee, dated July 12, 2016, and recorded on July 22, 2016.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2022 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1 day of August 2022.

Miguel Seda

Euralia R. De Seda

JAMES KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE )

COUNTY OF Davidson )

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Miguel Seda, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 1 day of August 2022.

Notary Public
My Commission Expires: 9-8-25

JAMES KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE )

COUNTY OF Davidson )

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Euralia R. De Seda, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 1 day of August 2022.

Notary Public
My Commission Expires: 9-8-25

## CERTIFICATE OF AUTHENTICITY

I, Leslie S. Wells, 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 8/4/2022 (date of document).

Leslie S. Wells
Signature

9/15/2022
Date

**STATE OF TENNESSEE )**
**COUNTY OF Davidson )**

Sworn to and subscribed before me this 15th day of September, 2022.

Notary's Signature

MY COMMISSION EXPIRES: _____

Notary Seal (if on paper)

DEKIA BANKS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires August 20, 2025