Send Tax bills to:

Recording requested by: + Prepared by:
Bell Law Settlement Services, LLC
112 30th Ave N, Nashville TN 37203
After Recording Return To:
Tomas Pineda, Jr and Armaflor Q. Pineda
801 Beth Dr.
Nashville TN 37206
File Number: 2022-4898-DL
Parcel ID: 060-12-0-044

Karen Johnson Davidson County
Batch# 938265 DEEDQC
11/04/2022 01:29:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20221104-0119210

Quitclaim Deed

We **Tomas Pineda, jr and Armaflor Q. Pineda** , for consideration of $0.00 dollars, **Tomas Pineda, jr and Armaflor Q. Pineda, husband and wife** hereby grant to **Tomas Pineda, jr and Armaflor Q. Pineda, husband and wife a 50% interst, Jenna Pineda and Thomas Jared Pineda a 50% Interest** , holding as joint tenancy with rights of survivorship as now of **200 A Sunset Drive, Nashville, TN 37207**, with **QUITCLAIM COVENANTS**:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 19 ON THE PLAN OF HIGHLAND PARK, BLOCK "C" OF RECORD IN PLAT BOOK 974, PA GE 33, 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 THOMAS PINEDA, JR. AND ARMAFLOR Q. PINEDA, HUSBAND AND WIFE, BY WARRANTY DEED FROM URBAN DWELL HOMES, LP, A TENNESSEE LIMITED PARTNERSHIP, RECORDED ON JUNE 14, 2019, OF RECORD IN INSTRUMENT NO. 20190614-0057466, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

THIS IS IMPROVED PROPERTY KNOWN AS 200 A SUNSET DR., NASHVILLE, TN 37207.

For grantor's title, see deed dated June 13, 2019 and recorded on June 14, 2019 in the Davidson County Recording Office at Instrument No. 20190614-0057466

Property Address: 200 A Sunset Drive, Nashville, TN 37207

Executed under seal this 28 day of October, 2022.

Armaflor Q. Pineda

Armaflor Q. Pineda

Tomas Pineda Jr.

Tomas Pineda, Jr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28 day of October, 2022, before me personally appeared Armaflor Q & Tomas Pineda, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28 day of October, 2022.

Notary Signature
My commission expires: 11/6/2024

KENNETH JAMES PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
28th day of October, 2022.

Notary Public
My commission expires: 3/2/25

Tennessee Certification of Electronic Document

I, Sharon Fernandez, 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 10/28/22 (date of document).

Regina Sullo
Affiant Signature

11/3/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 3 day of NOV, 2022.

Sharon Fernandez
Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

