This instrument prepared by:

Matt Maniatis, Esq
Maniatis Law PLLC
211 Donelson Pike, Ste. 204
Nashville TN 37214
615-366-1211

Send tax bills to:

NEW OWNER

Parcel Number:

150 07 0 448.00

Karen Johnson Davidson County
Batch# 943724 DEEDQC
11/22/2022 09:30:19 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20221122-0123534

Address of new owner:

Angela Del Carmen Miranda Iraheta
3238 B Anderson Rd
Antioch, TN 37013

QUITCLAIM DEED

THIS INDENTURE, is made between **JOSE NICOLAS HERNANDEZ PEREZ** hereinafter referred to as the "Grantor" and **ANGELA DEL CARMEN MIRANDA IRAHETA** hereinafter referred to as "Grantee."

WITNESSETH:

Grantor, and for other good and valuable consideration in the sum of $10.00, has released and quit claimed, and does hereby bargain, sell remise, release and quitclaim unto the Grantee as part of the marital dissolution agreement and per T.C.A 66-5-209, the following described premises, to wit:

Land in Davidson County, Tennessee being Lot No. 4-B on the Plan of Zone Lot Division Lot No. 4 Woodymore Heights, Section One, of record in Plat Book 5210, Page 363, amended in Plat Book 6250, Page 115, 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 Angela Del Carmen Miranda Iraheta and Jose Nicolas Hernandez Perez, both unmarried as joint tenants with full rights of

survivorship, by Warranty Deed from Hany Fikhail FKA Hany Ghobrial, married, and Michael Adly, married, of record in Instrument No. 20191202-0123254, dated December 2, 2019, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3238 B Anderson Rd., Antioch, TN 37013.**

NOW, THEREFORE, the Grantor does hereby transfer and convey, quitclaim and assign forever, all his/her rights, title and interest in and to the above describe real property to the Grantees.

FOR A VALUABLE CONSIDERATION, in the amount of $10.00 dollars, given in hand and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

JOSE NICOLAS HERNANDEZ PEREZ
Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a notary public in and for said County and State, the within Grantor, **JOSE NICOLAS HERNANDEZ PEREZ**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

CLAUDIA L. CRESPO
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-23-2023

NOTARY PUBLIC

11/03/2022
Date

My Commission Expires: 5·23·23