Prepared by: Kayito U. Stephens Law Office LLC
Real Property of Texas PLLC
12234 Shadow Creek Parkway Ste 2100 Pearland, TX 77584

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

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Karen Johnson Davidson County
Batch# 953584 DEEDQC
12/20/2022 04:17:41 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20221220-0131592

# Quitclaim Deed

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**THE STATE OF TENNESSEE**

**KNOW ALL MEN BY THESE PRESENTS:**

**DAVIDSON COUNTY**

**Date:** December 19, 2022

Toribio G. Rodriguez, Incapacitated, wrote a Power of Attorney, dated April 1, 2022 in which Toribio G. Rodriguez chose his brother, Abel Rodriguez, as his Attorney-In-Fact. Under Section III of the Power of Attorney, Powers of the Attorney-In-Fact, Toribio G. Rodriguez granted Abel Rodriguez the power to transfer real property.

Abel Rodriguez, in his capacity as Attorney-In-Fact for Toribio G. Rodriguez, Incapacitated, transfers and conveys all his rights, title and interest in and to the Subject Property in fee simple to: ABEL RODRIGUEZ.

**Grantor:** ABEL RODRIGUEZ, in his capacity as Attorney-In-Fact for Toribio G. Rodriguez, Incapacitated

**Grantor's Mailing Address:**

1307 Brook Grove Dr., Katy, Texas.

**Grantee:** ABEL RODRIGUEZ, in fee simple absolute.

**Grantee's Mailing Address:**

1307 Brook Grove Dr., Katy, Texas.

**Consideration:**

Pursuant to the Power of Attorney of Toribio G. Rodriguez, Abel Rodriguez, in his capacity as the Attorney-In-Fact for his brother Toribio G. Rodriguez, now

necessitates to (i) transfer Toribio G. Rodriguez's interests in the Subject Property to the Grantee in kind, and in fee simple, and (ii) formally evidence the release and discharge by the Principal of his right of possession to and/or of administration of the Subject Property.

Such real property situated in Davidson County, Tennessee described as follows:

**Property (including any improvements):**

BEING Lot 192, on the map of Section One, Joywood Heights as of record in Book 1130 page 91, Register's County for Davidson County Tennessee.

Such above listed improved real property is commonly known as and located at 2002 Jones Avenue, Nashville, Tennessee 37207.

Current Source of title

**~~Property Tax Parcel Number~~: 20110623-0048344** Map Parcel 07108 01 08.00

**Reservations from Conveyance:**

None

**Exceptions to Conveyance and Warranty:**

This conveyance is made and accepted subject to any and all easements, rights of way, valid restrictions, mineral reservations of any kind, maintenance charges, building setback lines, and governmental regulations, if any to the extent, but only to the extent that they are reflected on file and of record in the Davidson County Recorder's Office, the State of Tennessee.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, GRANTS, SELLS, TRANSFERS, RELEASES, AND CONVEYS to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, TO HAVE AND TO HOLD to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs, successors, and executors TO WARRANT AND FOREVER DEFEND all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Abel Rdz, Affiant
Subscribed and sworn before me this the
20 Day of Dec, 2022
A. Hayes, Deputy Register

Executed on this 20th day of December, 2022.

GRANTOR, in his capacity as Attorney-In-Fact for Toribio G. Rodriguez, Incapacitated

By: Abel Rodriguez, Attorney-In-Fact, Grantor

**AFTER RECORDING RETURN TO:**

ABEL RODRIGUEZ, 1307 Brook Grove Dr., Katy, Texas.

## ACKNOWLEDGEMENTS

**STATE OF TENNESSEE** §

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**DAVIDSON COUNTY** §

This Deed was acknowledged before me, the undersigned notary on the _____ day of December, 2022, by Abel Rodriguez, in his capacity as Attorney-In-Fact for his brother, Toribio G. Rodriguez, Incapacitated, Grantor in fee simple.

Notary Public, State of Tennessee

L. ANITA KIRBY

Printed Name

ANITA KIRBY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My commission expires: 9.25.24