Prepared by: Rayito ... Exprm... 1 PLLC
Real Properties of Texas, LLC
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

20221220-0131593

Quitclaim Deed

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THE STATE OF TENNESSEE

KNOW ALL MEN BY THESE PRESENTS:

DAVIDSON COUNTY

Date: December 19, 2022

Toribio Garcia Rodriguez, Incapacitated, wrote a Power of Attorney, dated April 1, 2022 in which Toribio Garcia Rodriguez chose his brother, Abel Rodriguez, as his Attorney-In-Fact. Toribio Garcia Rodriguez is the managing member of Rodrigues Environmental Abatement, LLC. Under Section III of the Power of Attorney, Powers of the Attorney-In-Fact, Toribio Garcia Rodriguez granted Abel Rodriguez the power to transfer real property.

Abel Rodriguez, in his capacity as Attorney-In-Fact for Toribio Garcia 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 Garcia 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 Garcia Rodriguez, Abel Rodriguez, in his capacity as the Attorney-In-Fact for his brother Toribio Garcia Rodriguez, now necessitates to (i) transfer Toribio Garcia 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):

Land in Davidson County, Tennessee, being the easterly 50 feet of the westerly 100 feet of the north half of lot No. 3 in the sub. of Lot No. 4 of the Elizabeth Hardin Lytle Tract, as of record in Minute Book 25, page 453 Chancery Court at Nashville, for Davidson County, Tennessee.

BEING Lot Number 3 fronts 50 feet on the southerly side of Morena Street, and runs back between parallel lines, 162 ½ feet to an alley.

Such above listed improved real property is commonly known as and located at 2203 Morena St., Nashville, Tennessee 37208.

Current Source of title

~~Property Tax Parcel Number:~~ 20220531-0062258 Map Parcel 092 03 0 216.00

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.

Executed on this 20th day of December, 2022.

GRANTOR, in his capacity as Attorney-In-Fact for Toribio Garcia 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 §

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

This Deed was acknowledged before me, the undersigned notary on the 20th day of December, 2022, by Abel Rodriguez, in his capacity as Attorney-In-Fact for his brother, Toribio Garcia Rodriguez, Incapacitated, Grantor in fee simple.

Notary Public, State of Tennessee

L. ANITA KIRBY
Printed Name

My commission expires: 9.25.2024

L. ANITA KIRBY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY