Executor's QuitClaim Deed

The actual consideration or value for this transfer is $ 0.00 (Exempt).

Racquel R. Bryant
AFFIANT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

SWORN TO AND SUBSCRIBED before me this 29 day of DECEMBER, 2022.

NOTARY PUBLIC
My Commission Expires: 03/06/2024

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Karen Johnson Davidson County
Batch# 956407 DEEDQC
12/29/2022 04:06:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221229-0133741

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Blvd. Old Hickory, TN. 37138 - (615) 847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
RACQUEL RONQUILLO BRYANT 2017 19TH Ave. South Nashville, TN 37212	New Owner	104 12 0 / 158.00

In further fulfillment of the terms of the ***Last Will and Testament and Codicil*** of VIRGINIA LEONARDO RONQUILLO, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **RACQUEL RONQUILLO BRYANT**, Executrix of the **Estate of VIRGINIA LEONARDO RONQUILLO**, the GRANTOR herein, by these presents do transfer, Quitclaim and convey unto:

RACQUEL RONQUILLO BRYANT, Individually, *feme sole*,
the GRANTEE herein, her heirs and assigns, all right title and interest, equitable and otherwise, in a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, Being the Northerly one-half of Lot 29 on the Revised Plan of George W. Blair's Subdivision of Belmont Heights, of record in Book 332, page 117, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 29 fronts 50 feet on the Westerly side of Nineteenth Avenue South, and runs back between parallel lines 189 feet to an alley.

BEING all the same property conveyed to Francisco DeJesus Ronquillo and wife, Virginia L. Ronquillo, a/k/a Virginia Leonardo Ronquillo, by Warranty deed from James P. Zerface and wife, Theresa A. Zerface, dated December 3RD 1974 and of record in **Book 4873, page 200**, Register's Office for Davidson County, Tennessee.

The said Francisco DeJesus Ronquillo having died April 19, 1997, leaving his wife, Virginia L. Ronquillo, (a/k/a Virginia Leonardo Ronquillo) as the surviving tenant by the entirety.

Virginia Leonardo Ronquillo, died Testate, in Davidson County on November 18, 2006, Probate Case **#09P-1425**, where under the terms of her Last Will and Codicil thereto, directed that the herein described property pass to and be vested in her daughter, Racquel Ronquillo Bryant. Said Will having been admitted to Probate on October 8, 2009 without exception, and Racquel Ronquillo Bryant being authorized to execute this document under **ITEM FIVE**, Paragraph 2 of said Last Will.

The above description is the same as in the previous deed of record.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances, restrictions and all matters of record in the Davidson County Register's Office as may affect the premises including the following:

None

This is improved property known as: 2017 19TH Ave. So., Nashville, TN 37212.

The Executrix by signing this Deed declares that the Estate of VIRGINIA LEONARDO RONQUILLO is solvent, and has no outstanding claims, obligations or taxes whatsoever.

Witness my hand this 29 day of DECEMBER, 2022.

The Estate of
VIRGINIA LEONARDO RONQUILLO

Racquel Ronquillo Bryant

By: RACQUEL RONQUILLO BRYANT,
Executrix

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named RACQUEL RONQUILLO BRYANT, the Executrix of The Estate of VIRGINIA LEONARDO RONQUILLO, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument, on behalf of the Estate and as such Executrix for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this 29 day of DECEMBER, 2022.

Leroy J. Ellis IV

NOTARY PUBLIC

My Commission Expires: 03/06/2024

LEROY JOHNSTON ELLIS IV
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

****

CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and 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 Dec 29 20 22.

Leroy Johnston Ellis, IV, Affiant

12/29, 20 22
Date

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Sworn to and subscribed before me this 29 day of December, 20 22.

Cheryl Denise Whitfield
NOTARY PUBLIC

My Commission Expires: 11/06/2024

CHERYL DENISE WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This Certificate Prepared by:
Johnny Ellis, Attorney-at-Law
3844 Old Hickory Blvd.
Old Hickory, TN. 37138
(615) 847-2000
Johnny@LJELAW.com