Name and address of new owner
RAYMUNDO PAREDES
3304-A Colby Dr
Nashville, TN 37211

Send tax bills to:
**New Owner**

Karen Johnson Davidson County
Batch# 962257 DEEDQC
01/18/2023 02:59:34 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230118-0004155

This instrument prepared by:
**WAGE FAMILY, LLC**
301 S Perimeter Park Dr STE 100
Nashville, TN 37211

Map & Parcel No: **007-00-0-091**

**QUITCLAIM DEED**

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of Which is hereby acknowledged, DUANYS JR, ex, unmarried, hereinafter called the GRANTOR(S), does hereby quitclaim and convey unto RAYMUNDO PAREDES, unmarried, hereinafter called the GRANTEE(S), all right, title and interest, they may have, in the said property listed below:

A tract of land in the Second, formerly the Tenth, Civil District of Metropolitan Nashville - Davidson County, Tennessee, and being more fully described according to an unrecorded survey dated August 3, 1981, by Ragan, Smith, Murphy & Associates, Inc., as follows:

Beginning in the center of Masker Creek at the northeast comer of Lot No. 132 of Section 5 of Grizzard Manor, as recorded in Book 4675, page 163, Register's Office for Davidson County, Tennessee, and proceeding as follows:

1. With the north line of Lot No. 132 in part, N 76° 08W, passing an iron pin in concrete at 16.00 feet, in all 80.21 feet, more or less, to a point on the east right-of-way line of Tinnin Road; thence,

2. Northwardly with said line and a 648.68 foot radius curve to the left 124.43 feet, said curve has a chord bearing and distance of N 8° 22' 30" E 124.158 feet; thence,

3. N 2° 53 E 84.45 feet; thence,

4. With a 739.52 foot radius curve to the left 497.81 feet, said curve has a chord bearing and distance of N 16° 24' W 488.437 feet; thence,

5. N 35° 41' W 175 feet, more or less, to a point in the south line of a tract of land now or formerly owned by Cockrill; thence,

6. Leaving Tinnin Road and with Cockrill's south line, S 81° 40' E 34 feet, more or less, to the center of Mansker Creek; thence,

DATE: 1-18-2023

SELLERS SIGNATURE

DATE: 1-18-2023

BUYERS SIGNATURE

Being a portion of the same property conveyed to Goodlettsville Development Co., Inc. by deed from Clarence Ashburn and wife of record in book 4796 page 537 registers office for Sumner County, Tennessee.

SOURCE OF TITLE
INSTRUMENT NO. 20220209-0015165

State of Tennessee
County of Davidson

On this 18 day of January, 2023, before me personally appeared Duanys Jr, Ex and Raymundo Paredes, 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 (or person's) free act and deed.
Witness my hand, this 18 day of January 2023.

AIRYALE PETERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature: Airyale Peterson, Notary Public
My commission expires: 9-8-2025

KAREN JOHNSON
**REGISTER OF DEEDS**

**www.nashville.gov/rod**

**PO Box 196398**
**Nashville, TN 37219-6398**
**(615) 862-6790 phone**
**(615) 880-2039 fax**

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is
$ 0 .

DUANYS, JR, EX
Affiant

Subscribed and sworn before me, this 18 day of January, 2023

Airyale Peterson
Notary

AIRYALE PETERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

LAND PURCHASE AND SALE CONTRACT

I. The Parties: This Land Purchase and sale contract ("Agreement") made on JAN 18, 2023, 2023 ("Effective Date") is between:

BUYER: Raymundo Berlanga ("Buyer") with the mailing address of 3309A Colby Dr, City of Nashville, State of TN, who agrees to buy,

AND seller: DUANYS EX, GUSTAVO A, ("Seller") with the mailing address of 300 S. PERIMETER PARK ST. 100 City of NASHVILLE, State of TN, who agrees to sell on convey the real property described in section II. Buyer and Seller shall be collectively known as "Parties."

II. Legal Description. The real property is described as vacant land with total gross area of 1.26 acres (AC). The real property is described as:

0 Tinnin Rd, Goodletsville, TN Map & Parcel: 007 00 0 091.00

A tract of land in the Second, formerly the Tenth, Civil District of Metropolitan Nashville - Davidson County, Tennessee, and being more fully described according to an unrecorded survey dated August 3, 1981, by Ragan, Smith, Murphy & Associates, Inc., as follows:
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2. Northwardly with said line and a 648.68 foot radius curve to the left 124.43 feet, said curve has a chord bearing and distance of N 8° 22' 30" E 124.158 feet; thence,
3. N 2° 53 E 84.45 feet; thence,
4. With a 739.52 foot radius curve to the left 497.81 feet, said curve has a chord bearing and distance of N 16° 24' W 488.437 feet; thence,
5. N 35° 41' W 175 feet, more or less, to a point in the south line of a tract of land now or formerly owned by Cockrill; thence,
6. Leaving Tinnin Road and with Cockrill's south line, S 81° 40' E 34 feet, more or less, to the center of Mansker Creek; thence,
7. Southwardly and downstream with the meanders of Mansker Creek 940 feet to the point of beginning, and containing 1.26 acress, be the same, more or less.