This instrument prepared by:
Thomas N. Jones & Associates
By: Thomas N. Jones, Attorney
339 Main Street, Suite 100
Franklin, TN 37064

Karen Johnson Davidson County
Batch# 987916 DEEDQC
04/03/2023 03:26:30 PM 3 pgs
Fees: $18.00 Taxes: $388.50
20230403-0024155

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP AND PARCEL NO.:
Suzanne Vega 2705 Tallow Trace Spring Hill, TN 37174	Same	1680001590

This instrument was prepared by information provided by the parties with no title examination having been made, and the parties hereto agree to hold Thomas N. Jones, Attorney at Law, and Thomas N. Jones & Associates harmless from any and all liability that may arise in connection herewith.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Five Thousand and 0/100 Dollars ($105,000.00) cash in hand paid by Grantee, the receipt of which is hereby acknowledged, I, **Shelby Delgado**, (hereinafter the "Grantors"), by these presents, do hereby quitclaim and convey unto **Suzanne Vega**, (hereinafter the "Grantees"), her heirs and assigns all of my right, title and interest in and to the following described property in Davidson County, Tennessee, described as follows, to-wit:

Beginning at an iron pin on the north right of way of Hester Beasley Road at the southwest Corner of the Mary Baird Johnson Tract of record in Deed Book 5964, Page 669, Register's Office for Davidson County; thence following said right of way, along a curve to the left, having a radius of 782.85 feet, a distance of 307.44 foot to an iron pin; thence leaving said right of way and along a new line, the following 4 calls, North 16 deg. 20' 26" East, 58.26 feet to an iron pin; thence North 43 deg. 38' 32" West 300.21 feet to an iron pin; thence North 15 deg. 39' 21" East, 89.40 feet to an iron pin; thence North 60 deg. 47' 03" East, 98.52 feet to an iron pin; thence South 74 deg. 20' 39" East, 81.62 feet to an iron pin; thence South 80 deg. 30' 12" East, 463.29 feet to a marked 24" black oak; thence South 78 deg. 02' 41" East, 154.33 feet to a 24" marked beech tree; thence South 27 deg. 36' 18" West, 101 .40 feet to an iron pin; thence South 48 deg. 36' 40" West, 156.43 feet to an iron pin; thence South 42 deg. 33' 1 O" West, 7 4.81 feet to a 6" sugar maple; thence South 38 deg. 12' 16" West, 95.50 feet to a 20" Hickory; thence South 32 deg. 45' 44" West, 112.89 feet to the point of beginning and containing 5.36 acres, more or less.

Being the same property conveyed to Suzanne Vega and Shelby Delgado by Administrators Deed from Suzanne Vega, Administrator of the Estate of Billy rivers, of record as Instrument #20200910-0103441, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Witness our hands this 29 day of March, 2023.

Shelby J Delgado
Shelby Delgado

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Shelby Delgado, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainors and executed the foregoing instrument for the purpose therein contained.

Witness my hand this 29 day of March, 2023.

NOTARY PUBLIC

My Commission Expires: 6-10-23

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for the transfer is $105,000.00.

Suzanne Rivers Vega
AFFIANT

Sworn and subscribed before me this 29 day of March, 2023.

NOTARY PUBLIC

My Commission Expires: 6-10-23

I, Thomas N. Jones, do hereby make oath that I am a licensed attorney and/or the 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 March 29, 2023 (date of document).

Thomas N. Jones
Date: March 29, 2023

State of Tennessee
County of Williamson

Sworn to and subscribed before me on this 29th day of March, 2023.

Leigh Anne Sailors
Notary Public

My Commission Expires: 8-3-26

