THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
P. O. Box 527
885 Conference Drive, Suite 500
Goodlettsville, Tennessee 37070

Karen Johnson Davidson County
Batch# 988215 DEEDQC
04/04/2023 02:55:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230404-0024567

QUITCLAIM DEED

Address New Owners	Send Tax Bills To:	Parcel ID
Jerry C. Mangrum 128 Sanitarium Drive Madison, TN 37115	**Same**	05208001300

FOR AND IN CONSIDERATION of Zero Dollars ($0.00), cash in hand paid, the receipt of which is hereby acknowledged, **Jerry C. Mangrum** and **Scarleth D. Ortega,** by these presents does hereby quitclaim and convey unto **Jerry C. Mangrum**, and his successors and assigns, all their right, title and interest in and to the following described tract of land:

A certain parcel or tract of land located in the 2nd Civil District of Davidson County, Tennessee, said parcel being more particularly described as follows:

BEGINNING at an iron pin in the Southerly right-of-way of Sanitarium Road;

THENCE, North 88 degrees 34 minutes 06 seconds East, 201.77 feet to an iron pin;

THENCE, South 09 degrees 33 minutes 49 seconds East, 169.57 feet to an iron pin;

THENCE, South 88 degrees 34 minutes 17 seconds West, 300.42 feet to an iron pin in the Easterly right-of-way of Sanitarium Road;

THENCE, along said Easterly right-of-way, with a curve to the left having a central angle of 49 degrees 02 minutes 58, a radius of 216.75 feet, and arc length of 185.55 feet to an iron pin;

THENCE, with said right-of-way North 01 degrees 20 minutes 18 seconds West, 4.14 feet to the beginning, containing .91 acres, more or less.

Being the same property conveyed to Jerry C. Mangrum and Scarleth D. Ortega,

husband and wife, from Jerry C. Mangrum by Quitclaim Deed of record in Instrument Number 20220808-0089596 of the Register of Deed's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions, and easements of record.

This is improved property, known as 128 Sanitarium Road, Madison, Tennessee 37115.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Marital Dissolution Agreement in that certain case styled *Jerry C. Mangrum v. Scarleth Del Rosario Ortega*, Civil Docket No.: 23D72, Third Circuit Court of Davidson County, Tennessee, and that there was no other consideration given for the transfer.

Jerry C. Mangrum
AFFIANT

Sworn to and subscribed before me, this the 20th day of January, 2023.

William D Duke Jr
Notary Public

My commission expires: 3/3/2026

WILLIAM D DUKE JR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 3, 2026

Witness our hands, the bargaining parties, having caused our names to be signed hereto on said day and date.

Jerry C. Mangrum 1/20/23
Jerry C. Mangrum Date

Scarleth D. Ortega JAN 30 2023
Scarleth D. Ortega Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, William D. Duke, Jr., a Notary Public in and for said County and State, **Jerry C. Mangrum**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 20th day of January, 2023.

Notary Public

My Commission Expires: 3/2/2026

WILLIAM D DUKE JR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 3, 2026

STATE OF REPUBLIC OF NICARAGUA CITY OF MANAGUA ~~EMBASSY OF THE UNITED~~ STATES OF AMERICA

COUNTY OF _____

Personally appeared before me, _____, a Notary Public in and for said County and State, **Scarleth D. Ortega**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Embassy of the United States of America Managua, Nicaragua~~, ~~Embassy of the United States of America Managua, Nicaragua~~ this the 30 day of January, 2023.

Notary Public

Timothy R. Samsa
Notarizing Officer
U. S. Embassy Managua

My Commission Expires: COMMISSION: ~~Indefinite 22 USC Sec 110~~

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

CERTIFICATE OF AUTHENTICITY

I, **William Donald Duke, Jr.**, 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 1/30/23 [DATE].

AFFIANT SIGNATURE

4/4/2023
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the 4 day of April, 2023.

Notary Signature
My Commission Expires: 7/22/25
[SEAL]

CAITLIN TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES JULY 22, 2025