Karen Johnson Davidson County
Batch# 1013936 DEEDQC
06/12/2023 12 01 53 PM 3 pgs
Fees $17 00 Taxes $0 00
20230612-0044545

QUITCLAIM DEED

This instrument was prepared by:
ANTONIO LAZO BURUCA [*Name*]
509 MCGRATH DR [*Street or Postal Address*]
SMYRNA TN 37167 [*City, State, Postal Code*]

Name and address of the new owner (the Grantee):	**JOSE F. CAMPOS-SOSA** **2928 NOLENSVILLE PIKE** **NASHVILLE TN 37211**
Name and address of the Mortgagee (the holder of a mortgage loan):	**NO MORTGAGE ATTACHED**
Tax map parcel number:	**119-07-0-049.00** **20180905-0087869 File #18396**
Mail tax bills to:	**2928 NOLENSVILLE PIKE** **NASHVILLE TN 37211**

In consideration of One Dollar and other valuable consideration paid, the receipt for which is acknowledged I, **Antonio Lazo Buruca**, the Grantor, TRANSFER to my friend **Jose F. Campos Sosa** the Grantee, my right, title, and interest in the following real estate:

IN THE COUNTY OF DAVISON, STATE OF TENNESSEE:
f way Chattanooga of & Glenrose St. Louis Ave. on Railroad and easterly being right more of way of particularly Old Glenrose described as Ave. and follows:
easterly Beginning at property an iron line of rod the (new) former on the parent tract northerly right description of as way of of record Glenrose in Book Ave. 1272, (60' Page public 604 r.o.w.) and the a the northerly intersection right of of way the of Glenrose Ave., said iron rod (new) also being at the southwesterly corner of Lot l of the Glenrose Acres plat as of record in Plat west a Book the distance 3842, northerly of Page 343.66 149, right-of-way feet thence; to an line Along iron of the rod Glenrose (new) northerly Ave. on right the and of with easterly way the of right easterly Glenrose of way right Ave. of of Old north way of 50 Glcnrose Old degrees Ave. Glenrose 30 (40' minutes Ave. r.o.w.); with 00 a seconds thence; curve to the Leaving right, with a radius of235.37', with a cord bearing of north 54 degrees 16 minutes 25 seconds east, with a chord distance a Instrument distance No. of270.38 20011130-feet 0131672 Bermudez being south O Lot l 1 degrees of 05 Glenrose minutes Acres 00 as seconds of record west in a Plat distance Book of l 03842, 0.25 Page feet to 149, the point thence; of Along beginning. The westerly above line of described said contains corded) 19818 sq provided ft or by 0.45 James acres, Terry & Associates , as located calculated at 2801 by Elm the Hill above Pike, courses Suite R, and Nashville, distances. TN Boundary 37214 RLS Survey No. 2287

Current - Source of title:
20180905-0087869

THIS CONVEYANCE IS ALSO SUBJECT TO (1) the rights of tenants or claims of tenants in possession under oral, or written but unrecorded, leases or other agreements and (2) _____.

Witness my hand this 1st day of June, 2023.

_____
Grantor

Acknowledgement

STATE OF Tennessee
COUNTY OF Davidson

On the 1st day of June, 2023, before me personally appeared Antonio Burnett, the Grantor, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that he or she executed the same as his or her free act and deed.

_____ My Commission Expires
Notary Public
JUL 07 2025

My commission expires: _____.

SELVYN AMAYA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Affidavit of Value

STATE OF Tennessee
COUNTY OF Davidson

I swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $1___. That amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

_____ Grantee

_____ Grantee

Sworn to and subscribed before me this 1st day of June, 2023.

_____
My Commission Expires Notary Public
JUL 07 2025

My commission expires: _____.

SELVYN AMAYA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

File #18396

Karen Y Johnson Davidson County
Batch# 137259 DEEDWARR
09/05/2018 02 13 30 PM 3 pgs
Fees $18 00 Taxes $203 50
20180905-0087869

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2018

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV 8 2021

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Antonio Lazo Buruca	New owner	11907004900-
(NAME)	(NAME)	
509 Mc Grath Dr.		
(ADDRESS)	(ADDRESS)	
Smyrna TN 37167		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Gay Levine Eisen, Executrix of the Estate of Morris Levine,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Antonio Lazo Buruca,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT.

A tract of land in the 9th Civil District of Davidson County, city of Nashville, Tennessee, being located on the northerly right of way of Glenrose Ave on the easterly right of way of Old Glenrose Ave and the southerly right of way of the Nashville, Chattanooga & St Louis Railroad and being more particularly described as follows:

Beginning at an iron rod (new) on the northerly right of way of Glenrose Ave (60' public r.o w) a the intersection of the easterly property line of the former parent tract description as of record in Book 1272, Page 604 and the northerly right of way of Glenrose Ave , said iron rod (new) also being at the southwesterly corner of Lot 1 of the Glenrose Acres plat as of record in Plat Book 3842, Page 149, thence, Along the northerly right of way of Glenrose Ave north 50 degrees 30 minutes 00 seconds west a distance of 343 66 feet to an iron rod (new) on the easterly right of way of Old Glenrose Ave (40' r o w), thence, Leaving the northerly right-of-way line of Glenrose Ave and with the easterly right of way of Old Glenrose Ave with a curve to the right, with a radius of 235 37', with a cord bearing of north 54 degrees 16 minutes 25 seconds east, with a chord distance of 49 81 feet to an iron rod (new) on the sourtherly right of way line of The Nashville, Chattanooga & St Louis Railroad being 50' from the centerline of the northbound main track, thence, Along the southerly right of way of said railroad 50' from & paralleling the centerline of the northbound main track south 56 degrees 57 minutes 13 seconds east, a distance of 270 38 feet to an iron rod (new) being the northwesterly corner of Amy & Andres E. Bermudez as of record in Instrument No 20011130-0131672 being Lot 1 of Glenrose Acres as of record in Plat Book 3842, Page 149, thence, Along the westerly line of said Bermudez south 01 degrees 05 minutes 00 seconds west a distance of 100 25 feet to the point of beginning The above described contains 19818 sq ft or 0 45 acres, more or less, as calculated by the above courses and distances. Boundary Survey (unrecorded) provided by James Terry & Associates located at 2801 Elm Hill Pike, Suite R, Nashville, TN 37214 RLS No 2287

Being the same property conveyed to Morris Levine by Final Decree from The State of Tennessee in it's own behalf and for the use and benefit of the Metropolitan Government of Nashville and Davidson County dated June 2nd 1981 and recorded July 23rd 1981 in Book 5773, Page 877 said Register's Office, Davidson County, Tennessee The said Morris Levine has since died The Last Will and Testament of Morris Levin of record in Docket No 01P1971, in the Seventh Circuit Court, Probate Division appointed Gay Levine Eisen, as Executrix, with full property transfer and convey property

This conveyance is subject to the current year's property taxes which have been prorated, 2018 subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record