Prepared By:
GEORGE VIVEROS

After Recording Return To:
1035 WESTCHESTER DR
MADISON, Tennessee 37115

Karen Johnson Davidson County
Batch# 1068071 DEEDQC
11/02/2023 03:47:59 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20231102-0086047

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On October 11, 2023 THE GRANTOR(S),

- GEORGE VIVEROS-CRESCENCIO and CARMEN MORAY GOMEZ, a married couple

for and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- CARMEN MORAY GOMEZ and GEORGE VIVEROS~~-CRESCENCIO~~, a married couple, residing at 1035 WESTCHESTER DR, MADISON, DAVIDSON County, Tennessee 37115

- GENELY PAOLA MOREY, a single person, residing at 1035 WESTCHESTER DR, Madison, DAVIDSON County, Tennessee 37115

as joint tenants with rights of survivorship, the following described real estate, situated in Madison, in the County of DAVIDSON, State of Tennessee

Legal Description: see Exhibit A

This 1359 square foot single family home has 3 bedrooms and 1.0 bathrooms.

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in

and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Transfer Tax Exemption
A gift among family members where no money is exchanged

EXCEPTING AND RESERVING unto Grantor(s), a 50 percent interest in all oil, gas, and other minerals, including gravel, clay, coal, sand and scoria presently owned by the estate.

EXCEPTING AND RESERVING unto Grantor(s) a life estate interest in the above described real estate on the terms listed below.

TERMS OF LIFE ESTATE

Grantor shall retain the right to use, occupy and possess the real estate described herein for the remainder of the Grantor's life. Grantor shall have full power to use and dispose of the entire distributable income from said real property and shall be responsible for payment of real estate taxes thereon. The life tenant shall have the right to execute leases, geophysical exploration agreements, and perpetual easements and grants of right of way shall be binding upon the remainder estate. The life tenant shall receive all royalties, rents, leases, geophysical exploration, easement, and right of way payments paid on account of the land during his lifetime. Grantor may commit waste on the premises if he desires to do so.

Tax Parcel Number: #04112011700

Mail Tax Statements To:
CARMEN MORAY GOMEZ
1035 WESTCHESTER DR
MADISON, Tennessee 37115

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: x Oct. 11.23

x _____

GEORGE VIVEROS-CRESCENCIO
1035 WESTCHESTER DR
Madison, Tennessee
37115

DATED: x Oct 11, 2023

x Carmen Moray Gomez

CARMEN MORAY GOMEZ
1035 WESTCHESTER DR
Madison, Tennessee
37115

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 11th day of October, 2023, before me personally appeared GEORGE VIVEROS-CRESCENCIO and CARMEN MORAY GOMEZ, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.

Rose Mary Rodriguez
Notary Public

Notary Public
Title (and Rank)

My commission expires _____

ROSE MARY RODRIGUEZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $0.00.

x _____
Affiant
Affiant's Name: x George Viveros Crescencio

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
George Viveros, **Affiant**
Subscribed and sworn before me this the 12 **Day of** Nov, **20** 23.
_____, **Deputy Register**

Exhibit A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

04-3426

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 112,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF July, 2004.

Notary Public: Janis L. Duree

MY COMMISSION EXPIRES: 4/10/2006

THIS INSTRUMENT WAS PREPARED BY
Escrow Corporation, 131 Indian Lake Road, Suite 203, Hendersonville, Tennessee 37075

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS: George Viveros Crescencio	SEND TAX BILLS TO: Wells Fargo Bank N.A.	MAP-PARCEL NUMBERS 41-12
(NAME) 1035 Westchester Drive	(NAME) 1520 Kensington Rd # 115	117
(STREET ADDRESS OR ROUTE NUMBER) Madison, TN 37115	(STREET ADDRESS) Oak Brook, IL 60523-2141	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, WE, Marilyn T. Perry, NOW KNOWN AS MARILYN T. WILLIS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO George Viveros-Crescencio, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 131 on the Plan of Kemper Heights, Section One, of record in Book 2331, pages 65 & 66, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

BEING the same property conveyed to Marilyn T. Perry, unmarried, by deed from Kimberly Craddock, Greg Sweeney and Jeff Sweeney, filed of record in Book 11122, page 428, Register's Office for Davidson County, Tennessee.

The said Marilyn T. Perry has since married Keith Willis who joins in this instrument for the purpose of conveying any interest he may have in the said property.

Davidson County DEEDWARR
Recvd: 07/26/04 14:12 2pgs
Fees:13.00 Taxes:418.62
[redacted]
20040726-0089259

This is improved property known as 1035 Westchester Drive, Madison, TN 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness their hands this 12th day of July, 2004.

Marilyn T. Willis

Keith Willis