This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1095689 DEEDQC
01/30/2024 08:38:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240130-0006316

State of TN
County of DAVIDSON

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Affiant Signature

Subscribed and sworn to before me on this the 23 day of JAN, 24.

Notary Public

My Commission expires 1/25/26

ED HUNGBERGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 1/25/26

NAME AND ADDRESS OF PROPERTY OWNER:
Carlos Zapata & Martha Romero Jimenez
177 Bell Road,
Nashville, TN 37217

SEND TAX BILLS TO:
Carlos Zapata & Martha Romero Jimenez
177 Bell Road,
Nashville, TN 37217
MAP AND PARCEL NUMBER: 13600012900

QUITCLAIM DEED
24NT00001

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Carlos Zapata

By these presents do remise, release and **QUITCLAIM** unto

Carlos Zapata & Martha Romero Jimenez, Husband and wife

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Beginning at a point in the west margin of Bell Road, being the northeast corner of this tract; thence North 80 deg. 4 min. West 346.95 feet to a point; thence South 46 deg. 55 min. 10 sec. West 210.82 feet to a point; thence in a line with the radius of 579, a distance of 316.97 feet to a point; thence North 78 deg. 17 min 8 sec. East 119.80 feet to a point; thence South 3 deg. 57 min. West 48.53 feet to a point; thence South 86 deg. 31 min East 51.96 feet to a point; thence South 2 deg. 44 min. West 21.73 feet to a point; thence South 87 deg. 16 min. East 166.00 feet to a point in the west margin of Bell Road; thence with the westerly margin of Bell Road 418.25 feet to a point of beginning, and containing 3.9 acres, more or less.

Being the same property conveyed to Carlos Zapata from Susan Moss Thomas, unmarried, by Warranty Deed dated 12/28/2012 and recorded 01/07/2013 in Instrument No. 20130107-0001637, Register's Office of said County.

This is an improved property commonly known as: 177 Bell Rd, Nashville, TN 37217-4111

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 our hands this 23rd day of Jan, 2024.

Carlos Zapata

State of TN
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Carlos Zapata,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My commission expires: 12/27/2027

CAROL B CHRISTIAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Comm. Expires 12/27/2027

Martha Romo Jimenez

State of TN
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Martha Romo Jimenez,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My commission expires: 12/27/2027

CAROL B CHRISTIAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Comm. Expires 12/27/2027

Tennessee Certification of Electronic Document

I, Summer Barton 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 1/23/24 (date of document).

Summer Barton
Affiant Signature

1/29/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 29th of January, 2024

(SEAL)



Notary's Signature
My Commission Expires: 11-06-24