Karen Johnson Davidson County
Batch# 1107471 DEEDQC
03/05/2024 09:59:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240305-0015222

NEW OWNER:

Arnulfo Alexander Alvarado Merida
579 Lockwood Dr
Nashville, TN 37214

SEND TAX BILLS TO:
New Owner

Map & Parcel:
10704001900

THIS INSTRUMENT PREPARED BY:

Rouse Law Group, PLLC
2800 North Mount Juliet Road
Mount Juliet, Tennessee 37122

This instrument was prepared solely from information provided by the parties.

QUITCLAIM DEED

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged **CONSTANTIN GHEORGHE and ELISABETA GABRIELA GHEORGHE,** as husband and wife, hereinafter called the Grantor, has quitclaimed to **ARNULFO ALEXANDER ALVARADO MERIDA, married,** hereinafter called the Grantee, all of their interest to his heirs and/or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Situated in Davidson County, State of Tennessee, and being further described as:

Land in Davidson County, Tennessee, being Lot 36 on the Plan of Larkwood as of record in Book 2900, Page 144, Register's Office for said County.

Said Lot No. 36 fronts 165 feet on the easterly side of Lockwood Drive and extends back 388.57 feet on the Northerly Line and 385.43 feet on the Southerly line, which is a broken line, to a dead line in the rear, measuring 62 feet thereon.

Subject to a ten foot easement for public utilities and drainage along Southerly and rear lines (erroneously referred to as red lines in Deed of tRust of record in Instrument number 20011019-0114185) of premises, 30 foot building setback line from Lockwood Drive, and conditions of Owners Certificate as shown on Plan of Record in Book 2900, Page 144, of the Register's Office for Davidson County, Tennessee.

Restrictive Covenants as of record in Book 3186, Page 181 of the aforesaid Register's Office.

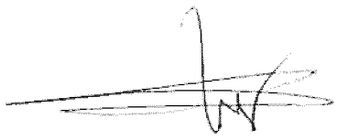
Subject to all covenants, conditions, restrictions, easements, right of ways, and plat matters of record.

Being the same property conveyed to Constantin Gheorghe and Elisabeta Gabriela Gheorghe, as husband and wife, by Deed from Shaun Donovan, The Secretary of Housing and Urban Development of Washington, D.C., dated July 10, 2012, of record ias Instrument 20120713-0061473, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 579 Lockwood Drive, Nashville, Tennessee 37214.

WITNESS SIGNATURE(S) this 4th day of March, 2024.



CONSTANTIN GHEORGHE

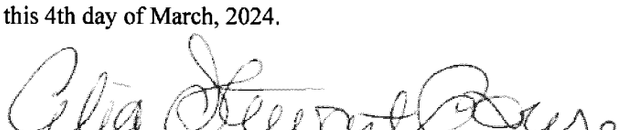


ELISABETA GABRIELA GHEORGHE

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **CONSTANTIN GHEORGHE and ELISABETA GABRIELA GHEORGHE, husband and wife,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 4th day of March, 2024.



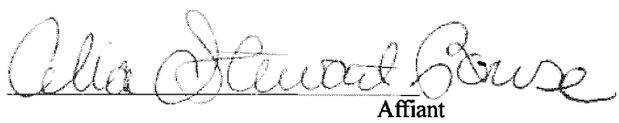
Notary Public

My commission expires: 5/2/27



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



Affiant

Sworn to and subscribed to before me, this the 4th day of March, 2024.



Notary Public

My commission expires: 2/4/24



Certificate of Authenticity

I, Celia Stewart-Rouse, 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 3/4/24.

Date

Celia Stewart-Rouse

Affiant Signature

3/4/24

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 4th day of March, 2024.

Taylor Johnston

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

