THIS INSTRUMENT PREPARED BY: Emilia Gonzalez 167 Luna Drive Nashville, TN 37211 Karen Johnson Batch # 1121750 04/11/2024 01:42:01 PM Fees: $12.00 Taxes: $0.00 Davidson County DEEDQC 2 pgs 20240411-0025871	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $0.00. Emelia Avalos Affiant Subscribed and sworn to before me, this 11 day of April 2024. Jacqueline Cabrera Notary Public My Commission Expires: 3-9-2027

JACQUELINE CABRERA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027

Address New Owner(s)	Send Tax Bills to:	Map-Parcel Number(s)
Rosalio Montoya 167 Luna Drive Nashville, TN 37211	Same	14803012600

FOR AND IN CONSIDERATION Of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **EMILIA GONZALEZ, a married person,** hereinafter referred to as the ("Grantor") does hereby quitclaim, transfer and convey unto **ROSALIO MONTOYA, a married person,** her successors and assigns all of his rights, title and interest in the portion of real property located in the county of Davidson, State of Tennessee, and more particularly described as follows:

Being Lot No 628 on the Plan of Cherokee Hills, Section 6, as of record in Book 3842, Page 15, Register's Office for said County.
Beginning at a point in the southwest margin of Luna Drive, said point being the north corner of Lot 627, proceeding southwest along the northwest border of Lot No. 627 198 feet to a point; thence North 74 deg. 48' West 71 feet to a point; thence North 24 deg. 56' East 210 feet to a concrete marker thence South 65 deg. 04' East 23 feet to a concrete marker in the southwest margin of Luna Drive; thence 47 feet southeast along said margin to the point of beginning.

Being the Same Property conveyed to Emilia Gonzalez, a married Person from Jose Blanco Ramirez, a single person by a Quitclaim Deed, dated April 15, 2014, and recorded April 16, 2014, in instrument number 20140416-0031782, said Register's Office.

This is _____ unimproved __X__ improved Property, Known as: **167 Luna Drive Nashville, TN 37211**.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 11 day of April, 2024.

Emelia Gonzalez
EMILIA GONZALEZ

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before the undersigned, a Notary Public in and for the State and County Aforesaid, Emilia Gonzalez, with whom I am personally acquainted (or proved to me on this basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 11 day of April, 2024.



Jacqueline Cabrera
Notary Public
My Commission Expires: 3-9-2027