Karen Johnson
Batch # 1122914
04/15/2024 02:43:48 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240415-0026829

THIS DOCUMENT PREPARED BY:
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

MAP: 050070A
PARCEL: 143.00CO

NEW OWNER'S ADDRESS:
Fatima Angel & Soledad Angel Melendez
4387 Skyridge Dr.
Nashville, TN 37207

SEND TAX BILLS TO:
CMG Mortgage, Inc., dba CMG Home Loans, Inc.
3160 Crow Canyon Rd., Ste. 400
San Ramon, CA 94583

QUITCLAIM DEED

FOR THE PURPOSE OF RECONVEYING TO
CORRECT & ESTABLISH PROPER TENANCY

PREPARERS DISCLAIMER: This instrument is prepared based on information provided by the parties named therein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property, either before or after the use of this instrument, or otherwise, is given by the preparer of this instrument to the parties. Further, no legal advice has been provided to any person regarding the legal significance of or other ramifications regarding the use of this instrument or the undertaking of the subject transaction.

FOR AND IN CONSIDERATION of no monetary consideration and for the express purpose of making a re-conveyance to correct and establish proper tenancy as tenants in common, I, Fatima Angel, unmarried (Grantor), by these presents do hereby quitclaim and convey all of my interest unto Tammy Mellons, Trustee, her successors and assigns the following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee, being Lot No. 143, on the plan of Final Plat Skyridge, formerly Mulberry Downs PUD No. 88P-056G0 Subdivision, Phase 3, as shown on Plat of record in Instrument No. 20230303-0015355, Register's Office for Davidson County, Tennessee, reference is which is hereby made for a more complete description.

Being the same property conveyed to Fatima Angel, an unmarried woman by Special Warranty Deed dated 10/27/2023 from Meritage Homes of Tennessee, Inc., an Arizona Corporation of record in Instrument No. 20231031-0084932, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 4387 Skyridge Drive, Nashville, TN 37207.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

And now, I, the said Tammy Mellons, Trustee for the express purpose of carrying out the intent of this conveyance, as above set-out, do hereby quitclaim and convey all of my interest unto Fatima Angel, an unmarried woman and Soledad Angel Melendez, an unmarried woman, as tenants in common with rights of survivorship, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on the 4th day of April 2024.

Fatima Angel
Fatima Angel

Tammy Mellons
Tammy Mellons, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, the within named Fatima Angel, the Bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand an official seal this the 4th day of April, 2024.

Melissa Heavener
Notary Public
My Commission Expires:



STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand an official seal this the 4th day of April, 2024.

Melissa Heavener
Notary Public
My Commission Expires:



The actual consideration or value, whichever is greater, for this transfer is $0.

Fatima Angel
Affiant

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

Melissa Heavener
Notary Public
My Commission Expires:

