Prepared By:
Zhara Fernandez
109 Golf Club Cir
Springfield TN 37172

Karen Johnson
Batch # 1140025
05/29/2024 09:44:47 AM
Fees: $27.00 Taxes: $0.00

Davidson County
DEEDQC
5 pgs

20240529-0039662

After Recording Return To:
100 Powell Place 1169
Nashville, Tennessee 37204

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On May 23, 2024 THE GRANTOR(S),

Cesar A. Gomez Estrella ("Grantor"), a married person

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

Z&Gold Properties Solutions Corp, ("Grantee") Zhara Fernandez, CEO, residing at 109 Golf Club Cir, Springfield, Robertson County, Tennessee 37172

the following described real estate, situated in Antioch, in the County of Davidson. State of Tennessee

The legal description is:

Land in Davidson County, Tennessee, being Lot No. 31-B on the Plan of Lots 21 thru 31, Zone Lot Division, Hickory Park Villas, Section One, of record in Plat Book 6250, Page 314, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Cesar A. Gomez by Warranty deed from Nonye C Ibeneme and Tonette Ibeneme, husband and wife of record in Instrument No. 20200908-0101903 Register's Office for Davidson County, Tennessee, dated August 04, 2022 and recorded on August 09, 2022.

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.

Tax Parcel Number: 162-16-0-061.00

Mail Tax Statements To:
Z&Gold Properties Solutions Corp.
100 Powell Place 1169
Nashville, Tennessee 37204

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: 05/24/2024

Cesar A. Gomez Estrella
5505 Thrible Springs Dr.
Nashville, Tennessee, 37211

STATE OF TENNESSEE, COUNTY OF DADVISON, ss:

On this 24 day of May, 2024, before me personally appeared Cesar A. Gomez Estrella, 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.



Notary Public

Notary Public
Title (and Rank)

My commission expires 9/8/2025

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.

Affiant

Affiant's Name: Ivera M. Gonzalez

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 1.

Affiant

Subscribed and sworn before me, this 28 day of May, 2024.

Notary

AIRYALE PETERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY