Karen Johnson Davidson County
Batch # 1197678 DEEDQC
10/24/2024 01:35:45 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20241024-0082779

QUITCLAIM DEED

This instrument was prepared by:
GRACIA AMAYA [*Name*]
917 HARRISON AVE [*Street or Postal Address*]
Murfreesboro TN 37130 [*City, State, Postal Code*]

Name and address of the new owner (the Grantee):	**SELVYN NAPOLEON AMAYA GARCIA** 2009 EMMA KATE CT LAVERGNE TN 37086
Name and address of the Mortgagee (the holder of a mortgage loan):	**SELVYN NAPOLEON AMAYA GARCIA** **2009 EMMA KATE CT** **LAVERGNE TN 37086**
Tax map parcel number:	**119-10-0-197.00** **20170120-0006643**
Mail tax bills to:	**195 THOMPSON LN** **NASHVILLE TN 37211**

In consideration of One Dollar and other valuable consideration paid, the receipt for which is acknowledged I, GRACIA AMAYA, the Grantor, TRANFER to my uncle SELVYN NAPOLEON AMAYA GARCIA the Grantee, my right, title and interest in the following real estate:

IN THE COUNTY OF DAVISON, STATE OF TENNESSEE:
S/S Thompson Ln E Of Simmons Av / Neighborhood Code And Name: 3111 Nolensville Pk/Thompson Ln

No boundary survey of the real estate was made at the time of this conveyance, and the description of it is not different from that shown in any previous deed. FOR PRIOR TITLE, see **20170120-0006643** in the Register's Office of DAVIDSON County, Tennessee.
Parcel number 119-10-0-197.00

Taxes for the year 2024 are assumed by the Grantee.

THIS CONVEYANCE IS SUBJECT TO MATTERS OF PUBLIC RECORD including the following: (1) governmental zoning and other ordinances and regulations; (2) utility, sewer, drainage, and other easements and stipulations; and (3) subdivision and condominium covenants, conditions, declarations, and other restrictions.

THIS CONVEYANCE IS ALSO SUBJECT TO (1) the rights of tenants or claims of tenants in possession under oral, or written but unrecorded, leases or other agreements and (2) _____.

Witness my hand this 24th day of October, 2024.

Gracia Amaya
Grantor

Acknowledgement

STATE OF Tennessee
COUNTY OF Davidson

On the 24th day of October, 2024, before me personally appeared Gracia Amaya, the Grantor, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that he or she executed the same as his or her free act and deed.

Notary Public

My commission expires: 05/09/2026.

GLENDA Y MARTINEZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Affidavit of Value

STATE OF Tennessee
COUNTY OF Davidson

I swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $1___. That amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Gracia Amaya
Grantee

_____
Grantee

Sworn to and subscribed before me this October day of 24th, 2024.

Notary Public

My commission expires: 05/09/2026.

GLENDA Y MARTINEZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20170005903 DEEDQC
Recvd: 01/20/17 14:16 2 pgs
Fees:12.00 Taxes:0.00
20170120-0006643

This instrument prepared by:
The Law Office of Ryan Trammel, PLLC
P.O. Box 683
Lebanon, TN 37088-0683

STATE OF TENNESSEE
COUNTY OF Wilson
The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this 10th day of January, 2017.

Melynda Bounds
Notary Public
My commission expires: 2/1/18

MELYNDA C. BOUNDS STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND THE LAW OFFICE OF RYAN TRAMMEL, PLLC, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL.

Address of New Owner:	Send Tax Bills to:	Tax Information
Selvyn N. Amaya Gracia Amaya Paula Garcia 2013 B Lakeview Hermitage, TN 37076	New Owner	119100197.00

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned **Selvyn N. Amaya,** hereby quitclaims and conveys unto **Selvyn N. Amaya, as to a 1/3 undivided interest, and Gracia Amaya, as to a 1/3 undivided interest, and Paula Garcia, as to a 1/3 undivided interest, as joint tenants with rights of survivorship**, all of his right, title and interest in and to the following tract or parcel of land in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lots Nos. 5 and 29 of Block "F" on the Plan of Woodbine Courts, Section 2, not of record, described according to a survey made by Blanchard & Parrish, Engineers, as follows:

Beginning on the Southerly margin of Thompson Lane at the center of Lot Nos. 29 and 30, said point being the Northeast corner of the property conveyed to L.P. Brindley and wife, by deed from Geo B. Waller and wife, of record in Book 1283, page 1012, Register's Office for said County; thence with said Brindley's Easterly line Southwardly 150 feet to the Northeast corner of the property conveyed to June V. Brindley by deed from Robert W. Waller, of record in Book 1279, page 149, said Register's Office, continuing Southwardly and with June V. Brindley's Easterly line 125 feet, in all 275 feet, to the Northerly margin of Collier Avenue; thence with said Avenue, Eastwardly 75 feet to the corner of Lots Nos. 5 and 10; thence with the line between said two lots, Northwardly 137 1/2 feet to the common corner of Lots Nos. 5, 10, 28 and 29, continuing in the same direction and with the line between Lots Nos. 28 and 29, 137 1/2 feet, in all 275 feet, to the Southerly margin of Thompson Lane; thence with said lane, Westwardly 75 feet to the beginning.

INCLUDED IN THE ABOVE-DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING DESCRIBED PROPERTY:

Being Lot No. 8 of Block "F" on the Plan of Woodbine Courts, Section 2, not of record, described according to a survey made by Blanchard and Parrish, Engineers, as follows:

Beginning on the Northerly margin of Collier Avenue at the Southeast corner of the property conveyed to June V. Brindley by deed from Robert W. Waller, of record in Book 1279, page 149, Register's Office for said County, being the corner Lots Nos. 4 and 5; thence with the line between said two lots, Northwardly 125 feet to the Southwest corner of Lot No. 29; thence with the line between said Lots Nos. 5 and 29, Eastwardly 75 feet to the Northwest corner of Lot No. 10; thence with the line between said Lots Nos. 5 and 10, Southwardly 125 feet to the Northerly margin of Collier Avenue; thence with the same Westwardly 75 feet to the beginning.

Being the same property conveyed to Selvyn N. Amaya by deed from and Katherine Ramos, of record in Instrument No. 20170120-0006642, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

WITNESS my hand this 10th day of January, 2017.

Selvyn N. Amaya

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Selvyn N. Amaya**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand this 10th day of January, 2017.

MELYNDA C. BOUNDS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Notary Public

My Commission expires: 2-1-18

STATE OF TENNESSEE
Office of Vital Records

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

STATE FILE NUMBER 202101421

1. Decedent's Legal Name: PAOLA ISOLINA GARCIA-RIVERA	2a. Age: 72	4. Date of Birth: 01/15/1949	5. Birthplace: HONDURAS	2. Sex: FEMALE / 3. Date of Death: 02/11/2021
4. Time of Death (Actual): 11:00 AM				
6a. Place of Death: DECEDENT'S HOME		6c. City or Town: LAVERGNE		6d. County of Death: RUTHERFORD
6b. Facility Name: 3104 GIBSON COVE				
9. Marital Status: DIVORCED	10. Surviving Spouse (name prior to first marriage)	11a. Decedent's Usual Occupation: SPANISH PROFESSOR		11b. Kind of Business/Industry: EDUCATION
12. Social Security Number: 7-9494	13a. Residence-State or Foreign Country: TENNESSEE	13b. County: RUTHERFORD		13c. City or Town: LAVERGNE
13d. Street and Number: 3104 GIBSON COVE		13e. Inside City Limits? YES	13f. Zip Code: 37086	14. Was Decedent ever in U.S. Armed Forces? NO
15. Decedent's Education: BACHELOR'S DEGREE	16. Decedent of Hispanic Origin? YES, OTHER SPANISH/HISPANIC/LATINO: HONDURAN	17. Decedent's Race: WHITE		
18. Father's Name: ALEJANDRO GARCIA		19. Mother's Name Prior to First Marriage: DALVA RIVERA		
20a. Informant's Name: CARMEN AMAYO-GARCIA	20b. Relationship to Decedent: DAUGHTER	20c. Mailing Address: 3104 GIBSON COVE, LAVERGNE, TN 37086		
21a. Method of Disposition: BURIAL		21b. Place of Disposition: ROSELAWN MEMORIAL GARDENS	21c. Location: MURFREESBORO, TN	
22a. Signature of Funeral Director: ▶ /e/ JOHN MICHAEL TODD X		22b. License Number: 3757	22c. Signature of Embalmer: ▶ /e/ Michelle Petrino Givens	22d. License Number: 4188
23a. Name and Address of Funeral Home: ROSELAWN FUNERAL HOME, 5360 NW BROAD ST, MURFREESBORO, TN 37129				23b. License Number: 1272
24. Registrar's Signature: ▶ /e/ EDWARD G BISHOP III			25. Date Filed: 02/16/2021	

26. Certifier
26a. ■ PHYSICIAN – TO THE BEST OF MY KNOWLEDGE, DEATH OCCURRED AT THE DATE, TIME, AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER STATED.
26b. □ MEDICAL EXAMINER – ON THE BASIS OF EXAMINATION, AND/OR INVESTIGATION, IN MY OPINION, DEATH OCCURRED AT THE DATE, TIME, AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER STATED.

27a. Certifier	27b. License Number	27c. Date Signed
▶ /e/ ERICK EGLI	27679	02/15/2021

27d. Name and Address: ERICK EGLI 745 S. CHURCH ST. SUITE 601, MURFREESBORO, TN 37130

28. Part I. ENTER THE CHAIN OF EVENTS (DISEASES, INJURIES, OR COMPLICATIONS) THAT DIRECTLY CAUSED THE DEATH. DO NOT ENTER TERMINAL EVENTS SUCH AS CARDIAC ARREST, RESPIRATORY ARREST, OR VENTRICULAR FIBRILLATION WITHOUT SHOWING THE ETIOLOGY. ENTER ONLY ONE CAUSE ON A LINE.

		Approximate Interval: Onset to Death
IMMEDIATE CAUSE (Final disease or condition resulting in death) Sequentially list conditions, if any, leading to the cause listed on line a. Enter the UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST.	a. LUNG ADENOCARCINOMA-METASTATIC	6 MONTHS
	b.	
	c.	
	d.	

Part II. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN PART I: SEIZURES FROM BRAIN METASTASIS

29a. Was an Autopsy Performed? NO

29b. Were Autopsy Findings Available to Complete the Cause of Death?

30. Manner of Death	31. Did Tobacco Use Contribute to Death?	32. If Female:
NATURAL	YES	NOT PREGNANT WITHIN PAST YEAR

33. If Transportation Injury, Specify:	34a. Date of Injury	34b. Time of Injury	34c. Injury at Work?	34d. Place of Injury
	34e. Describe How Injury Occurred			34f. Location of Injury

PH-1655E RDA 1011.2

12697941

I hereby certify the above to be a true and correct representation of the record or document on file in this department. This certified copy is valid only when printed on security paper showing the red embossed seal of the Tennessee Department of Health. Alteration or erasure voids this certification. Reproduction of this document is prohibited.

Tennessee Code Annotated 68-3-101 et seq., Vital Records Act of 1977

1269794102

Edward G. Bishop III
State Registrar

Lisa Piercey, MD, MBA, FAAP
Commissioner

Date Issued: Feb 22 2021

CERTIFICATION OF VITAL RECORD