Karen Johnson Davidson County
Batch# 1205438 DEEDQC
11/14/2024 03:34:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241114-0088951

THIS INSTRUMENT PREPARED BY:

GLENN S. MACBETH, Attorney at Law
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:

Selvyn N. Amaya
195 Thompson Lane
Nashville, TN 37211

SEND TAX BILLS TO:
NEW OWNERS

THIS INSTRUMENT HAS BEEN 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 GATEWAY TITLE SERVICES, LLC, AND ITS ATTORNEYS, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL. WHEN EXECUTED THIS DOCUMENT SHOULD BE PROMPTLY RECORDED IN THE REGISTER OF DEEDS OFFICE IN THE COUNTY WHERE THE PROPERTY IS LOCATED.

QUITCLAIM DEED

(Map 119 10 0; Parcel 197.00)

THIS INSTRUMENT made and entered into on this the 30 day of October, 2024, by and between, **GRACIA AMAYA,** ("Grantor"), and **SELVYN N. AMAYA,** ("Grantee");

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 ($1.00) DOLLAR, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor conveys, transfers, releases, relinquishes, and quitclaims unto Grantee, Grantee's heirs and assigns, all Grantor's right, title and interest in and to the following described real estate, to wit:

LAND located in Davidson County, State of Tennessee, being all of Lots Nos. 5 and 29 of Block "F", Woodbine Courts, Section 2, according to plat and survey not of record, of the Register's Office of Davidson County, Tennessee, and being more particularly described as follows, to-wit:

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, to-wit:

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 and Katherine Ramos, husband and wife, by Warranty Deed dated December 10, 2007, from Sara D. Peircy, unmarried, recorded December 18, 2007, in Instrument No. 20071218-0145283, in the Register's Office of Davidson County, Tennessee. Further conveyed to Selvyn N. Amaya, by Quitclaim Deed from Katherine Ramos, dated January 9, 2017, and recorded January 20, 2017, in Instrument No. 20170120-0006642, in said Register's Office. Further conveyed to Selvyn N. Amaya, as to 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 right of survivorship, by Quitclaim Deed from Selvyn N. Amaya, dated January 10, 2017, and filed for record January 20, 2017, in Instrument No. 20170120-0006643, in said Register's Office. The said Paula Garcia died February 11, 2021, leaving subject property vested in Selvyn N. Amaya and Gracia Amaya, as surviving joint tenants with rights of survivorship. See also Quitclaim Deed of record in Instrument No. 20241024-0082779, in said Register's Office.

THIS conveyance is made subject to such limitations, restrictions and encumbrances as may affect the premises.

THIS is improved property known as 195 Thompson Lane, Nashville, TN 37211.

IN WITNESS WHEREOF, the Grantor has hereunto set his/her signature on this the 30 day of October, 2024.

x Gracia Amaya
GRACIA AMAYA

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **GRACIA AMAYA**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she/he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 30th day of October, 2024.

Notary Public

My Commission Expires: 05/09/2026

GLENDA Y MARTINEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF Davidson)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $0.

x Selvyn Amaya
Affiant

Sworn to and subscribed before me this 30th day of October, 2024.

Notary Public

My Commission Expires: 05/09/2026

GLENDA Y MARTINEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No.: PB-2024-863

CERTIFICATE OF AUTHENTICITY

I, Rob Sampsell, 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 10/30/24 (date of document).

Signature

11/13/24
Date

STATE OF TENNESSEE)
COUNTY OF Davidson)

Sworn to and subscribed before me this 13th day of November, 2024.

Leslie S. Wells
Notary's Signature

MY COMMISSION EXPIRES: _____

Notary Seal (if on paper)

LESLIE S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 8, 2025