Karen Johnson Davidson County
Batch # 1224173 DEEDQC
01/07/2025 12:44:45 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250107-0001346

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Merli S. Moreno Gutierrez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 06 DAY OF JANUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: 07/06/2026

CARMEN MORALES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 06, 2026

THIS INSTRUMENT WAS PREPARED BY
Merli Moreno, 5062 Mount View Road, Nashville, Tennessee 37013

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Merli Moreno-Gutierrez	**SAME**	163-000/052.00
(NAME) **5062 Mount View Road**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37013**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT I, KENIA MORENO, HEREBY QUITCLAIM TO **MERLI MORENO-GUTIERREZ**, ALL MY INTEREST IN THE FOLLOWING LANDS:

LAND LOCATED IN THE 32ND COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE ON THE SOUTHERLY MARGIN OF MT. VIEW ROAD, EAST OF HICKORY HOLLOW PARKWAY, SAID LAND BEING A PORTION OF THE BEN JAZZABI LAND DESCRIBED AS FOLLOWS:
BEGINNING AT AN IRON ROD (NEW) WITH YELLOW CAP STAMPED TN# 1838 ON THE SOUTHERLY MARGIN OF MT. VIEW ROAD (50 FOOT WIDE PUBLIC RIGHT OF WAY DESIGNATED BY THE METRO NASHVILLE MAJOR AND COLLECTOR STREET PLAN AS AN ARTERIAL BOULEVARD), SAID ROD HAVING TN. STATE PLANE COORDINATES OF N 627888.1152, E 1771503.3730, NAD 83 AND BEING LOCATED N 84 36'31" W 216.14 FEET FROM AN OLD WOODEN FENCE CORNER POST AT THE NORTHEAST CORNER OF THE BEN JAZZABI LAND (INSTRUMENT# 20080403-0033458 R.O.D.C., TN), THE PARENT TRACT TO THE HEREIN DESCRIBED TRACT OF LAND; THENCE LEAVING SAID SOUTHERLY MARGIN, SEVERING SAID JAZZABI WITH ADJUDICATED LINES AS FOLLOWS:
South 05 23'29" W 150.00 FEET TO AN IRON ROD (NEW) WITH YELLOW CAP STAMPED TN# 1838;
THENCE N 84 36'31" W 70.00 FEET TO AN IRON ROD (NEW) WITH YELLOW CAP STAMPED TN#

1838; THENCE N 05 23'29" E 150.00 FEET TO AN IRON ROD (NEW) WITH YELLOW CAP STAMPED TN# 1838; ON SAID SOUTHERLY MARGIN OF MT. VIEW ROAD; THENCE WITH SAID SOUTHERLY MARGIN S 84 36'31" E 70.00 FEET TO THE POINT OF BEGINNING THE DESCRIBED TRACT OF LAND CONTAINING 10,500 SQ. FT. OR 0.24 ACRES MORE OR LESS ACCORDING TO A SURVEY DATED 1-12-2024 BY CAMPBELL, McRAE & ASSOCIATES, SURVEYING, INC., P.O. BX. 41153, NASHVILLE, TN 37204, CERTIFIED BY JOHN HOOD TN. R.L.S. #1838

BEING PART OF THE PROPERTY CONVEYED TO BEN JAZZABI BY DEED FROM EDWARD W. LEWIS, DATED MARCH 20, 2008, AND OF RECORD AS INSTRUMENT #20080403-0033458, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO KENIA MORENO FROM THE ESTATE OF BEN BAHRAMJAZZABI OF RECORD AS INSTRUMENT NO. 20241230-0100899 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE PURSUANT TO AN ORDER OF THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE OF RECORD AS INSTRUMENT NO.20241230-0100898 REGISTER OF DEEDS OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This property bears the street address of 5062 Mount View Road, Antioch, Tenn. 37013.

This conveyance is subject to any and all restrictions, conditions, and easements of record in the Register's Office for Davidson County, Tennessee including property taxes for 2024.

Unimproved ( )

This is improved(X) property, known as **5062 Mount View Road, NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37013**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 6 day of **JANUARY** 2025.

Kenia Moreno

Kenia R. Moreno

STATE OF TENNESSEE
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Kenia Moreno,** 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 and official seal at office this 6 day of **JANUARY, 2025.**

My Commission Expires: 07/6/2026

Carmen Morales

Notary Public

CARMEN MORALES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 06, 2026