Prepared By:
Ms. Carmen Ceja
4025 Nolensville Rd
Nashville, Tennessee 37211

After Recording Return To:
Wilmer A Estrada
902 Beechmont Pl
Nashville, Tennessee 37206

Karen Johnson Davidson County
Batch # 1224737 DEEDQC
01/08/2025 04:17:33 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250108-0001773

TAX PARCEL ID #: 83-7-268

QUIT CLAIM DEED

BE IT KNOWN BY ALL, that Mr. Wilmer A Estrada *("Grantor")* and Mrs. Suyapa Nunez *("Grantor")* , a married couple, **whose address is** 902 Beechmont Pl, Nashville, Tennessee 37206, hereby ***REMISE, RELEASE AND FOREVER QUITCLAIM TO*** Mr. Wilmer A Estrada *("Grantee")* , **whose address is** 902 Beechmont Pl, Nashville, Tennessee 37206, all right, title, interest and claim to the following real estate property located at 902 Beechmont Pl in the City/ Township of Nashville, located in the County of Davidson and State of Tennessee and ZIP code of 37206, to-wit:

Property having Lot No. 23, with the Section No. Plan Of Roselawn As Record Book 2133, and having the following description: Land in Davidson County, Tennessee, being lot #23 on the Plan of Roselawn, as of recording book 2133 page 1,Register's Office for Davidson County, Tennessee ,to which said plan reference is hereby made for a more complete and accurate legal description thereof.

FOR VALUABLE CONSIDERATION, in the amount of $10.00 dollars, given in hand, and for other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged.

BE IT FURTHER KNOWN, that this transfer shall be effective as of 01/08/2025, and that the Grantor makes no promises as to ownership of title to the above-referenced Property, but simply agrees to transfers whatever interest the Grantor has in it to the Grantee.

~~***TO HAVE AND TO HOLD*** all of Grantor's right, title and interest in and to the above described Property is hereby transferred unto the Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever; so that neither Grantor nor Grantor's heirs, administrators,~~ WAE

Source of title

20181026 0106324

executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any party thereof.

Wilmer A Estrada
(Grantor's or Authorized Representative's Signature)
Wilmer A Estrada

(Grantor's or Authorized Representative's Signature)
Suyapa Nunez

Wilmer A Estrada
(Grantee's or Authorized Representative's Signature)
Wilmer A Estrada

Signed in our presence:

Argelia Morales
(Witness #1 Signature)

Argelia Morales
(FIRST WITNESS NAME TYPED)

(Witness #2 Signature)

Rosebeety Gonzalez
(SECOND WITNESS NAME TYPED)

Grantee's Address:
New Owner
Mr. Wilmer A Estrada
902 Beechmont Pl
Nashville, Tennessee 37206

Grantor's Address:

Mr. Wilmer A Estrada and Mrs. Suyapa Nunez
902 Beechmont Pl
Nashville, Tennessee 37206

Mail Subsequent Tax Bills To:
Wilmer A Estrada
902 Beechmont Pl
Nashville, Tennessee 37206

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Wilmer A Estrada, Affiant
Subscribed and sworn before me this the
8 Day of January, 2025
Julia Rivera, Deputy Register

STATE OF TENNESSEE)
) **SS.**
COUNTY OF DAVIDSON)

The foregoing Quit Claim Deed was acknowledged before me on 1/08/2025 Davidson County by Mr. Wilmer A Estrada and Mrs. Suyapa Nunez , who are personally known to me or who have produced a valid driver's license and/or passport as identification, and such individual(s) having executed aforementioned instrument of his/her/their free and voluntary act and deed.

IN WITNESS THEREOF, to this Quit Claim Deed, I set my hand and seal.

Signed, sealed and delivered in the presence of:

Carmen Morales

(Signature of Notary)

Carmen Morales

(Printed Notary Name) Davidson, Tennessee

My Commission expires:

July 06, 2026

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