The purpose of this instrument is the consolidation of three (3) contiguous parcels into one (1) parcel.

This instrument prepared by:

Tune, Entrekin & White, P.C. (SRH)
500 11th Ave., N., Suite 600
Nashville, TN 37203

Karen Johnson Davidson County
Batch # 1251992 DEEDQC
03/25/2025 01:30:27 PM 3 pgs
Fees: $17.00 Taxes: $0.00



20250325-0022319

CONSIDERATION CERTIFICATE

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this the 14th day of March, 2025.

Notary Public

My Commission Expires: 05/05/25

MARIA ALFARO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

QUIT CLAIM DEED OF CONSOLIDATION

ADDRESS OF NEW OWNER:

Flor Melgar Dominiguez
498 Paragon Mills Road
Nashville, TN 37211

SEND TAX BILLS TO:

Flor Melgar
441 Jones Hill Rd.
LaVergne TN 37086

MAP/PARCEL NO.

Prior to consolidation
13311020700
13311005700
13311018000

For and in consideration of the sum of Ten and No/100 dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Flor Melgar Dominguez** ("Grantor"), has bargained and sold and by these presents does hereby transfer, quitclaim, and convey unto **Flor Melgar Dominguez** ("Grantee"), and her assigns, all Grantor's right, title and interest in and to certain real property lying and being situated in Davidson County, Tennessee (the "Property") more particularly described as follows, to wit: see **Exhibit A**.

The purpose of this Quit Claim Deed of Consolidation is to consolidate three (3) contiguous parcels into one (1) parcel. The intent being that this consolidation will result in a single real property tax bill.

It is understood by Grantor and Grantee that this conveyance is subject to all taxes and assessments for the year 2025 and subsequent years, not yet due and payable, and all easements, rights of way for public utilities and other matters of record, as well as all applicable zoning and building regulations.

These properties are presently commonly known as:

Tract No. 1: 498 Paragon Mills Road, Nashville, TN 37211 (Tax ID 133110207.00)
Tract No. 2: 0 Elysian Fields Road, Nashville, TN 37211 (Tax ID 133110057.00)
Tract No. 3: 0 Valley Ridge Drive, Nashville, TN 37211 (Tax ID 133110180.00)

BEING THE SAME PROPERTY CONVEYED TO GRANTOR FROM SHELLIE HANDELSMAN, ESQ., CONSERVATOR IN THE CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, PROBATE DIVISION, DOCKET #20P1537, IN THE MATTER OF "IN RE: DOROTHY L. GRUBBS."

IN WITNESS WHEREOF, the Grantor has caused this **Quit Claim Deed of Consolidation** to be executed as of the date set forth below.

GRANTOR:

By: _____

Name: Flor Melgar Dominguez

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 Flor Melgar Dominguez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the bargainor, and that he/she being authorized so to do, executed the within instrument for the purposes therein contained by signing the instrument.

Witness my hand and seal the 14th day of March, 2025.

_____
Notary Public

My Commission Expires: 05/05/25

MARIA ALFARO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT A

TRACT NO. 1: 498 Paragon Mills Road, Nashville, TN 37211 (Tax ID 133 11 0 207.00) Improved

Land in the Sixth Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson-Miller, Engineers Surveyors, dated 6/24/58, more particularly described as follows:

Beginning at an iron pin in the Northerly margin of Paragon Mills Road; thence South 41 degrees 28 minutes West a distance of 76.4 feet, along said Northerly boundary to a stake; thence still along the Northerly margin of Paragon Mills Road South 49 degrees 53 minutes West a distance of 123.6 feet to an old stone: thence North 42 degrees 51 minutes West a distance of 291.5 feet to an old fence post; thence North 41 degrees 52 minutes West a distance of 75.6 feet to a stake at old fence post; thence North 36 degrees 42 minutes West a distance of 28 feet, more or less, to a point; thence North 18 degrees 40 minutes West a distance of 42 feet, more or less, to a point; thence North 10 degrees 00 minutes West a distance of 61 feet, more or less, to a stake; thence North 87 degrees 34 minutes East a distance of 154.8 feet to an iron pin; thence South 46 degrees 15 minutes East a distance of 389.5 feet to an iron pin, the point of origin, said tract of land containing 1.9 acres, more or less.

INCLUDED IN THE ABOVE DESCRIPTION, BUT SPECIFICALLY EXCLUDED HEREFROM IS THAT TRACT OF LAND CONVEYED TO The Metropolitan Government of Nashville and Davidson County by Agreed Order of record in Book 11395, page 257, Register's Office for Davidson County, described as follows:

Beginning at a point, said point being the southwestern property corner and 12.5 feet from the centerline of Paragon Mills Road; thence along the existing northern right-of-way line of Paragon Mills Road for 205.89 feet to a point on the common property line of Parcels 207 and 57 on Map 133-11; thence along said property line North 42 degrees 09 minutes 56 seconds West for 12.5 feet to a point; thence along a curve to the right of radius 1694.58 feet for 204.38 feet to a point on the common property line of parcel 133-11-A and Parcel 133-11-207; thence along said property line South 39 degrees 10 minutes 48 seconds West for 12.5 feet to the point of beginning and containing therein an area of 2564.20 square feet.

TRACT NO. 2: 0 Elysian Fields Road, Nashville, TN 37211 (Tax ID 133 11 0 057.00) Unimproved

Being "Reserved Parcel A" as shown on the plan of Valley View Meadows Subdivision, Section I, of record in Book 2331, page 53, Register's Office for said County, and described as follows:

Beginning at a concrete monument in the northerly margin of Paragon Mills Road, the beginning of a curve; thence around said curve having a radius of25 feet northeasterly 40.03 feet to a concrete monument in the westerly margin of Valley Ridge Drive; thence along said margin northerly 272.58 feet to a concrete monument, the beginning of curve; thence around said curve having a radius of25 feet northwesterly 39.27 feet to a concrete monument in the southerly margin of Elysian Fields Drive; thence along said margin westerly 18.34 feet to a point; thence South 45 deg. 58' East 376.50 feet to a point in the northerly margin of said Paragon Mills Road; thence along said margin easterly 2.38 feet to the beginning.

TRACT NO. 3: 0 Valley Ridge Drive, Nashville, TN 37211 (Tax ID 133 11 0 180.00) Unimproved

Being "Reserved Parcel B" as shown on the plan of Valley View Meadows Subdivision, Section II, of record in Book 3600, page 60, said Register's Office and described as follows: Beginning at a point in the Common rear of Lots 76 and 77 of said Subdivision; thence with the rear line of said Lot 76, southeasterly 81.19 feet; thence North 83 deg. 30' East 87.76 feet; thence North 21 deg. 49' West 63.27 feet; thence North 21 deg. 2' West 50.73 feet to a point in the rear line of said Lot No. 77; thence along said line southeasterly 86.83 feet to the point of beginning.

Being the same property conveyed to Dorothy L. Grubbs, a single person, by Special Warranty Deed from Patricia J. Ellis, Executrix/Personal Representative and Ruby Johnson, Heir of the Estate of Edna H. Cashion, of record in Instrument No. 20111212-0096740, in the Register's Office of Davidson County, Tennessee, dated December 12, 2011 and recorded on December 12, 2011. M. D. Cashion predeceased on July 20, 1993 and Edna H. Cashion deceased on February 17, 2011.