Karen Johnson Davidson County
Batch # 1257426 DEEDQC
04/08/2025 10:46:08 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250408-0026607

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF April, 2025.

Notary Public

MY COMMISSION EXPIRES: 3/3/2026

(AFFIX SEAL)

JAD A. DUNCAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAR 3, 2026

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

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
Maria Esther Velazquez	**SAME**	**120 09 0 060.00**
(NAME) **529 Glenpark Drive**	(NAME)	
(ADDRESS) **Nashville, Tennessee 37217**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, we, **KEMBERLY VELASQUEZ and ERIC GUSTAVO VELAZQUEZ,** hereinafter called the Grantors, by these presents do hereby transfer and convey unto **MARIA ESTHER VELAZQUEZ, a single person**, hereinafter called the Grantee and the Grantee's successors, heirs and assigns, all of the Grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

Being Lot No. 5A29 on the Plan of Glengarry Park, Section V-A, of record in Book 3300, Page 58, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

For source of title reference is made to Book 9361, Page 430, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Juan G. Valazquez, by Warranty Deed dated February 18, 1999, from Benjamin L. Crowder and wife, Fannie J. Crowder, of record in Book 11346, Page 661, Register's Office for Davidson County, Tennessee.

Further being said property of JUAN G. VELAZQUEZ, passing to KEMBERLY MAGALI RICO VELASQUEZ, a/k/a KEMBERLY VELASQUEZ, ERIC GUSTAVO VELAZQUEZ, and MARIA ESTHER VELAZQUEZ by intestate succession, the aforementioned JUAN G. VALAZQUEZ having died on February 18, 2023, referenced by Affidavit of Heirship dated April 7, 2025, of record in Instrument No. 20250408-0026606 *, Register's Office for Davidson County, Tennessee.*

The said Juan G. Velazquez, Juan G. Valazquez, and Juan G. Velasquez, are one in the same person for purposes of this transaction.

The said Kemberly Magali Rico and Kimberly Velazquez are one in the same person for purposes of this transaction.

This property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

Unimproved ( )
This is improved (X) property, known as: **529 Glenpark Drive, Nashville, TN 37217.**

Witness our hands, this the 7th day of April, 2025.

KEMBERLY VELASQUEZ

ERIC GUSTAVO VELAZQUEZ

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 **KEMBERLY VELASQUEZ** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that she executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 7th day of April, **2025.**

My Commission Expires: 3/3/2026

Notary Public

JAD A. DUNCAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

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 **ERIC GUSTAVO VELAZQUEZ** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that he executed the within instrument for the purposes therein contained, by signing his name in such capacity.

Witness my hand and official seal, this 7th day of April, **2025.**

My Commission Expires: 3/3/2026

Notary Public

JAD A. DUNCAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026