QUITCLAIM DEED

Karen Johnson
Batch # 1267359
05/01/2025 11 42 43 AM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20250501-0033720

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 16 DAY OF April, 2025

Notary Public

MY COMMISSION EXPIRES 6-8-2027
(AFFIX SEAL)

COUNTY OF CHEATHAM STATE OF TENNESSEE NOTARY PUBLIC LOGAN BELL

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Santos Dario Miranda, married	**Same As New Owner**	
(NAME)	(NAME)	**021-00-0-224 00**
6499 Clarksville Pike,		
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SANTOS DARIO MIRANDA AND MARIA DE LA LUZ UMANZOR AND JONATHAN EMMANUEL UMANZOR AND MARIA MARGARITA GALEANO, AS TENANTS IN COMMON,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **SANTOS DARIO MIRANDA, MARRIED** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit Beginning at a point in the southerly margin of the Clarksville Highway (U S Highway 41A), being the northwest corner of the property conveyed to H C Newman and wife, Susie Newman, by deed of record in Book 682, Page 659, Register's Office for Davidson County, Tennessee, thence South 79 degrees 40 minutes East along the margin of said highway, 152 6 feet to a point, thence South 79 degrees 51 minutes East 152 4 feet to a point in the said margin of said highway Said point being the beginning point for the hereinafter described property, thence along the southerly margin of said highway South 80 degrees 24 minutes East 420 4 feet to a point in the northeast corner of said property, thence with old fence line South 2 degrees 19 minutes West 666 2 feet to a concrete post, thence South 2 degrees 14 minutes West 248 6 feet to a point, thence continuing with old fence line South 2 degrees 35 minutes West 1584 feet to a point in the southeast corner of said property, the said southeast corner being bounded by the J E Fentress property, thence North 78 degrees West 545 1 feet to a point in the southerly line of the Henry C Newman property, thence North 3 degrees 7 minutes west 1473 4 feet to a point, thence North 3 degrees 9 minutes West 348 9 feet to a point, thence North 2 degrees 4 minutes West 436 2 feet to a point, thence North 89 degrees 23 minutes East 44 feet to a point, thence North 5 degrees 52 minutes East 305 9 feet to the point of beginning, containing 30 88 acres, more or less

Being the same property conveyed to Santos Dario Miranda and Maria De La Luz Umanzor and Jonathan Emmanuel Umanzor and Maria Margarita Galeano, as tenants in common of record in Instrument No 20250421-0030349, Register's Office for Davidson County, Tennessee

This Instrument was prepared with information supplied by the Grantees No title examination was performed to validate the accuracy of title Therefore the preparer does not accept liability for this Instrument

This is **improved** property known as **6499 Clarksville Pike, Joelton, Tennessee 37080**

Witness my/our hand(s) this the 16 day of April, 2025

Santos Miranda
Santos Dario Miranda

Maria Umanzor
Maria De La Luz Umanzor

Jonathan Umanzor
Jonathan Emmanuel Umanzor

Maria M Galeano
Maria Margarita Galeano

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 16th of April, 2025

Notary Public
My Commission Expires 6-8-27
(SEAL)

LOGAN BELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 16th of April, 2025

Notary Public
My Commission Expires 6-8-27
(SEAL)

LOGAN BELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 16th of April, 2025

Notary Public
My Commission Expires 6-8-27
(SEAL)

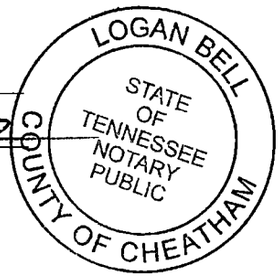
LOGAN BELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 16th of April, 2025

Notary Public
My Commission Expires 6-8-27
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212