Karen Johnson Davidson County
Batch# 1303580 DEEDQC
07/30/2025 11:28:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250730-0060180

Prepared By:	Record and Return To:	New Owner Name and Tax Mailing Address:
VidmarLaw, LTD John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	ClearEdge Title Inc 2605 Enterprise Rd E #270 Clearwater, FL 33759	Oscar Arnoldo Munoz Garcia 2223 Cabin Hill Road Nashville, TN 37214

Order Number: C-TN926753

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Oscar Arnoldo Munoz Garcia, aka Oscar A. Munoz, married to Zonia Eufemia Estrada,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Oscar Arnoldo Munoz Garcia, a married man,** whose address is 2223 Cabin Hill Road, Nashville, TN 37214, all the Grantor(s) interest in the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 482 on the plan of Sunset View, Section 7, as of record in Book 2900, Page 109, Register's Office for Davidson County, Tennessee.

Said Lot No. 482 fronts 120 feet on the westerly side of Cabin Hill Road and extends back between parallel lines 225 feet to a dead line.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to (the plan of record in Book 2900, Page 109, said Register's Office and all matters therein; Restrictive Covenants of record in Book 1153, Page 459, and Book 3129, Page 387, said Register's Office; and Easement of record in Book 6879, Page 1, said Register's Office.

Subject to all other easements, restrictions and other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Numbers: 07307003900

Street address of property: 2223 Cabin Hill Road, Nashville, TN 37214

Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20050531-0060606 in the Register's Office, Davidson County, Tennessee.

Signed this 24th day of July, 2025

Signature of Grantor(s):

Oscar Arnoldo Munoz Garcia aka Oscar A. Munoz

Oscar Arnoldo Munoz Garcia,
aka Oscar A. Munoz

Zonia Eufemia Estrada

Zonia Eufemia Estrada

UNITY ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TN, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 24th day of July, 2025 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Oscar Arnoldo Munoz Garcia, aka Oscar A. Munoz and Zonia Eufemia Estrada known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

My Commission Expires
May 8, 2029

Unity Anderson
Notary Public

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel Number: 07307003900
Street address of property: 2223 Cabin Hill Road, Nashville, TN 37214

Oath of Consideration

I or we, Oscar Arnoldo Munoz Garcia, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $10.00.

Signed this 24th day of July, 2025

Signatures of Affiant(s):

Oscar Arnoldo Munoz Garcia

Oscar Arnoldo Munoz Garcia

Sworn and subscribed before me this 24th day of July, 2025

Unity Anderson
Notary Public

My Commission Expires
May 8, 2029

UNITY ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Jordan Shannon, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/24/2025 (date of document).

Affiant Signature

7/29/2025
Date

State of Florida

County of Pinellas

Sworn to and subscribed before me this 29 day of July, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 8/7/2026

NOTARY'S SEAL

Notary Public State of Florida
Bethany L Presnell
My Commission HH 298273
Expires 8/7/2026