Karen Johnson Davidson County
Batch# 1339183 DEEDQC
10/28/2025 03:47:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251028-0085906

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy W, Ste 100
Smyrna, TN 37167
Reviewed by:

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
TROUSDALE COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OF THIS TRANSFER IS $0.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF OCTOBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 2/29/28
(AFFIX SEAL)

04-NSH25-10385

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Manuel Raul Gonzalez-Varela and Fernando Sosa Gonzalez 3402 Green Ridge Drive Nashville, TN 37214	NEW OWNER	097-05-0-005-00

QUITCLAIM DEED

THIS INDENTURE made between, **Manuel Gonzalez, an unmarried man,** hereinafter "First Party", and **Manuel Raul Gonzalez-Varela and Fernando Sosa Gonzalez, tenants in common with right of survivorship,** hereinafter "Second Party":

WITNESSETH

That said First Party, for and in consideration of good and valuable consideration, to us in hand paid by Second Party, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUIT CLAIMED, and do hereby convey and quitclaim unto said Second Party, all their right, title and interest in and to the following described premises, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 59 on the plan of Hickory Bend, Section 7, which appears of record in Book 3600, page 29, Register's Office for said County; to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Manuel Gonzalez by Deed from Roger Ricard and wife, Melissa H. Ricard, by Phyllis Shaw, Attorney-In-Fact dated April 23, 1999 and recorded on April 28, 1999 of record as Book 11451, Page 585, in the Register's Office of Davidson County, Tennessee.

Parcel No.: 097 05 0 005.00
Being also known as 3402 Green Ridge Drive, Nashville, TN 37214

Manuel Raul Gonzalez-Varela and Manuel Gonzalez are one and the same.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 3402 Green Ridge Drive, Nashville,TN 37214.

The preparer of this deed is not the settlement agent for tax reporting purposes and makes no representation as to the status of title to the property described herein. This deed has been prepared solely from information furnished to the preparer who makes no representation other than that it has been accurately transcribed from information provided.

Whenever in the instrument a pronoun is used, it shall be construed to represent either singular or plural as the case may demand.

WITNESS my hand this 28th day of October, 2025.

Manuel Gonzalez

STATE OF TENNESSEE

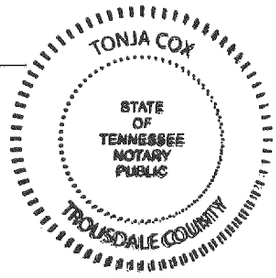
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Manuel Gonzalez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Smyrna, Tennessee, this 28th day of October, 2025.

Notary Public

My Commission Expires: 2/29/28



TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Meredith Berryhill *(custodian's name)*, 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 October 28, 2025 *(date of document)*.

Custodian's Signature 10/28/25 date

STATE OF TENNESSEE
COUNTY OF Rutherford

Sworn to and subscribed before me this 28th day of October, 2025.

Notary Public

MY COMMISSION EXPIRES: 2/29/28

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
TROUSDALE COUNTY