Karen Johnson Davidson County
Batch# 1365066 DEEDQC
01/05/2026 11:12:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260105-0000262

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	Stewart 500 N Broadway, Suite 900 St. Louis, MO 63102	Ewing Miranda 3116 Kinwood Drive Antioch, TN 37013-1393

Order Number: VISACF25936685

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Ewing Miranda, an unmarried man and Jose Omar Vasquez Sanchez, married to Martha Eugenia Lugo Herrera,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Ewing Miranda, an unmarried person,** whose address is 3116 Kinwood Drive, Antioch, TN 37013-1393, 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. 107 on the Plan of Subdivision Plan for Phase II, Forest View Park, Section V of record in Plat Book 6250, Page 458, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

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 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: 150 09 0 179.00
Street address of property: 3116 Kinwood Drive, Antioch, TN 37013-1393

Prior Instrument Reference by which Grantor(s) acquired title: Instrument 20240605-0042172, in the Register's Office, Davidson County, Tennessee.

Signed this 13th day of December, 2025.

Signature of Grantor (1 of 3):

Ewing Miranda

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 13th day of December, 2025, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Ewing Miranda, 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 his 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.

Daisy Gutierrez
Notary Public

DAISY GUTIERREZ
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Signed this 13th day of December, 2025.

Signature of Grantors (2 and 3 of 3) :

Jose Omar Vasquez Sanchez

Martha Eugenia Lugo Herrera

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 13th day of December, 2025, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Jose Omar Vasquez Sanchez and Martha Eugenia Lugo Herrera, 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.

Daisy Gutierrez
Notary Public

DAISY GUTIERREZ
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

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: 150 09 0 179.00
Street address of property: 3116 Kinwood Drive, Antioch, TN 37013-1393

Oath of Consideration

I or we, Daisy Gutierrez, 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 $0.00.

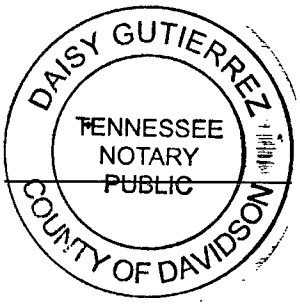
Signed this 13th day of December, 2025.

Signatures of Affiant(s):

Daisy Gutierrez

Sworn and subscribed before me this 13th day of December, 2025.

Daisy Gutierrez
Notary Public



Tennessee Certification of Electronic Document

I, Cheri Hackethal, 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 December 13,2025 (date of document).

Cheri Hackethal
Affiant Signature

December 29, 2025
Date

State of Missouri

County of St. Louis

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

Piere Shaun Brown
Notary's Signature

MY COMMISSION EXPIRES: May 25, 2026

NOTARY'S SEAL

PIERE SHAUN BROWN
Notary Public - Notary Seal
STATE OF MISSOURI
St. Louis City County
My Commission Expires: May 25, 2026
Commission #22515097