Karen Johnson Davidson County
Batch# 1440957 DEEDQC
07/01/2026 02:00:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260701-0059545

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $-0.

Affiant

Subscribed and sworn to before me, this 1st day of July, 2026.

Notary Public

My commission expires: 01/30/2029

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURETITLE SERVICES, LLC
636 GRASSMERE PARK, STE 130B
NASHVILLE, TN 37211

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Ewing Miranda **Oyuki Zumiko Barajas Lugo**	**SAME**	**150 09 0 179.00**
3116 KINWOOD DR		
ANTIOCH, TN 37013		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **EWING MIRANDA, unmarried** GRANTOR(S)", by these presents, does

hereby quitclaim and convey unto **EWING MIRANDA, unmarried AND OYUKI ZUMIKO BARAJAS LUGO, unmarried as tenants in common with full rights of survivorship**

called "GRANTEE(S)", his successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in Davidson County, State of **Tennessee**, described as follows, to-wit:

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 Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ewing Miranda from Ewing Miranda and Jose Omar Vasquez Sanchez dated December 13, 2025 and recorded on 1/5/2026 in Instrument No 2026105-0000262 Registers Office for Davidson Co, Tennessee.

This is **improved** property known as 3116 Kinwood Dr, Antioch, TN 37013.

WITNESS my/our hand(s) this 29 day June, 2026.

Ewing Miranda

STATE OF TN
COUNTY OF DAVIDSON

On this 29 day of June 2026 before me personally appeared **Ewing Miranda** to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged the he/she/they executed the same as his/her/their free act and deed.

Notary Public

My commission expires: 10/4/27

MICHELLE CRAWFORD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-04-2027

Tennessee Certification of Electronic Document

I, Kristen Traini, 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 6/29/26 (date of document).

Affiant Signature

7/1/26
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 1st day of ~~June~~ July 2026.

Notary's Signature

MY COMMISSION EXPIRES: 01/30/2029

NOTARY'S SEAL

