Karen Johnson Davidson County
Batch # 1472415 DEEDQC
09/14/2026 02:21:06 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260914-0085258

QUITCLAIM DEED

This instrument was prepared by:
JUAN PABLO MIRANDA SALMERON [*Name*]
723 PATRICIA DR [*Street or Postal Address*]
NASHVILLE TN 37217 [*City, State, Postal Code*]

Name and address of the new owner (the Grantee):	**JUAN PABLO MIRANDA SALMERON** **723 PATRICIA DR** **NASHVILLE TN 37217-1319**
Name and address of the Mortgagee (the holder of a mortgage loan):	**FRANCISCO MIRANDA** **104 GARWOOD DR** **NASHVILLE TN 37210-5114**
Tax map parcel number:	**119-03-0-020.00**
Mail tax bills to:	**723 PATRICIA DR** **NASHVILLE TN 37217-1319**

In consideration of One Dollar and other valuable consideration paid, the receipt for which is acknowledged I, **FRANCISCO MIRANDA**, the Grantor, TRANFER to **JUAN PABLO MIRANDA SALMERON** the Grantee, my right, title and interest in the following real estate:

IN THE COUNTY OF DAVISON, STATE OF TENNESSEE:
[*legal description*]
MERTIE MILWEE LOT: /59 DISTRICT: URBAN SERVICE
0.03 Acres
Map Parcel number: 119-03-0-020.00

No boundary survey of the real estate was made at the time of this conveyance, and the description of it is not different from that shown in any previous deed. FOR PRIOR TITLE, see **20050504-0049795** in the Register's Office of **DAVIDSON** County, Tennessee.

Taxes for the year 2025-2026 are assumed by the Grantee.

THIS CONVEYANCE IS SUBJECT TO MATTERS OF PUBLIC RECORD including the following: (1) governmental zoning and other ordinances and regulations; (2) utility, sewer, drainage, and other easements and stipulations; and (3) subdivision and condominium covenants, conditions, declarations, and other restrictions.

THIS CONVEYANCE IS ALSO SUBJECT TO (1) the rights of tenants or claims of tenants in possession under oral, or written but unrecorded, leases or other agreements and (2) _____.

Witness my hand this 14th day of September, 20 26.

x Francisco Miranda
Grantor

Acknowledgement

STATE OF Tennessee
COUNTY OF Davidson

On the 14 day of September, 20 26 before me personally appeared FRANCISCO MIRANDA, the Grantor, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that he or she executed the same as his free act and deed.

Selvyn Amaya
Notary Public

My commission expires: SELVYN AMAYA MY COMMISSION EXPIRES MAY 08, 2029 NOTARY ID: 050829

SELVYN AMAYA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Affidavit of Value

STATE OF Tennessee
COUNTY OF Davidson

I swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $1. That amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Grantee _____ Grantee

Sworn to and subscribed before me this 14 day of September, 20 26.

Selvyn Amaya
Notary Public

My commission expires: SELVYN AMAYA MY COMMISSION EXPIRES MAY 08, 2029 NOTARY ID: 050829

SELVYN AMAYA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY