Karen Johnson Davidson County
Batch# 1478793 DEEDQC
09/30/2026 08:52:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260930-0090151

This Instrument Prepared by:
Bankers Title & Escrow Corporation
3310 West End Avenue, Suite 540
Nashville, Tennessee 37203

QUITCLAIM DEED
FOR JOINDER OF TAX PARCELS

Address New Owner as Follows:	Send Tax Bill to:	Parcel IDs:
Severiano R Del Rio Miranda and Martha Cristina Flores 1008 Tanglewood Ct. Hermitage, TN 37076	OWNER	096-01-0-030.00 096-01-0-031.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the Grantees, the receipt of which is hereby acknowledged, WE, **Severiano R Del Rio Miranda and Martha Cristina Fores, husband and wife,** the **Grantors** herein, by these presents do hereby **QUITCLAIM** and **CONVEY** unto **Severiano R Del Rio Miranda and Martha Cristina Fores, husband and wife**, the **Grantees** herein, their successors and assigns, all of our right title and interest in and to the following described real property in Davidson County, Tennessee:

TRACT 1: Map/Parcel: 09601003000

Being part of Lot No. 10 of the Jerry Bowen Lands, as of record in Plan Book 2, page 134, of the Chancery Court at Nashville, described according to a copy of a survey made August 6, 1946, by Z. J. Wilkinson, Surveyor, as follows:

Beginning at an iron spike on the north margin of the paving of the Lebanon Pike right of way, as now widened and located, at the southwest corner of the property conveyed to Grady Campbell and wife, by deed from James W. Jordan, as of record in Book 2147, page 460, Register's Office; thence along said Campbell's westerly line and along said line extended, North 13 deg. East 186.7 feet to a point; thence South 41 deg. 45 West, passing through a series of steps leading from the north margin of Lebanon Pike, a distance of 204.3 feet to a point on the north margin of the Old Lebanon Pike, being an iron spike; thence with the margin of said Pike, South 52 deg. East 25.7 feet to an iron spike in the north margin of the paving of the new Lebanon Pike, as now located; thence with the margin of the same, South 77 deg. East 74.1 feet to beginning.

INCLUDED but EXPRESSLY EXCLUDED herefrom is that portion of property conveyed to Tennessee Department of Transportation and filed in Instrument No. 20010517-0051372, said Register's Office.

TRACT 2: Map/Parcel: 09601003100

A small tract of land in the 3rd, formerly the 2nd, Civil District of Davidson County, Tennessee, being part of the southeast part of Lot No.

10 on the Map showing the subdivision of the Jerry Bowen Land as of record in Plan Book 2, page 134 of the Chancery Court at Nashville, described according to a copy of a survey thereof made May 27, 1938, by S. R. Sanford, Jr., Surveyor, as follows:

Beginning at a point in the center line of the Lebanon Pike, as widened and now located, the southwest corner of a 2-foot strip of ground conveyed to R. D. Stanford and T. R. Guill by deed from E. E. Fulghum et al, of record in Book 866, page 94, Register's Office for said County, said point also being 2 feet westerly from the original line of Lot No. 10; thence with the center line of the said Lebanon Pike, as now located, North 75-1/2 deg. West 47 feet 3 inches, more or less, to the southeast corner of a 16 foot 6 inch strip of land conveyed to E. S. Fulghum by deed from E. E. Fulghum and wife of record in Book 882, page 478, said Register's Office; thence along said E. S. Fulghum's easterly line, that is, easterly line extended, North 2-1/2 deg. West 120.2 feet, more or less, to a stake at the edge of a ditch in the line of the land belonging to Benson; thence with said Benson's line, North 35 deg. East 63 feet, more or less, to a post in the east line of original Lot No. 10; thence with the line of the same, South 2-1/2 deg. East 142 feet, more or less, to the northeast corner of the 2 foot strip of ground conveyed to R. D. Stanford et al, aforesaid by deed of record in Book 866, page 94, said Register's office; thence with Stanford's northerly line, North 75-1/2 deg. West 2 feet; thence along Stanford and Guill's westerly line, South 2-1/2 deg. East 60 feet to the point of beginning.

INCLUDED but EXPRESSLY EXCLUDED herefrom is that portion of land conveyed to Tennessee Department of Transportation filed in Instrument No. 20010517-0051372, said Register's Office.

Being the same property conveyed to Severiano R Del Rio Miranda and Martha Cristina Flores, husband and wife, by Warranty Deed from Son Trung Nguyan and Anh Ngoc Thi Do, husband and wife, of record in Instrument No. 20260807-0071656, Register's Office for Davidson County, Tennessee.

The purpose for this conveyance is to join these tax parcels into a single tax parcel with one tax parcel identification number.

(This is unimproved real property known as 2750 & 2754 Lebanon Pike, Nashville, TN 37214).

THE REMAINING ADDRESS WILL BE 2750 LEBANON PIKE, NASHVILLE, TN 37214.

IN WITNESS WHEREOF, the undersigned have executed this instrument on the 29 day of Sept, 2026.

Severiano R Del Rio Miranda
Severiano R Del Rio Miranda

Martha Cristina Flores
Martha Cristina Flores

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **Severiano R Del Rio Miranda and Martha Cristina Flores,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument as their free act and deed for the purposes herein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 29 day of Sept, 2026.

NOTARY PUBLIC

R.L. MOORE TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires: Nov 8 2027

State of Tennessee)
County of Davidson)

The Actual Consideration or Value, whichever of greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 29 day of Sept, 2026.

NOTARY PUBLIC

R.L. MOORE TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires Nov 8 2027

Tennessee Certification of Electronic Document

I, Elizabeth Yerger, do hereby make oath that I am a licensed attorney and/or 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 September 29, 2026.

E Yerger
Affiant Signature

Sept. 29, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29th day of September, 2026.

Notary's Signature

My Commission Expires: _____

Notary's Seal

HILLARY MONROE SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028