Karen Johnson Davidson County
Batch# 294258 DEEDQC
10/01/2019 01:31:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20191001-0100026

QUITCLAIM DEED

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF October, 2019.

Notary Public

MY COMMISSION EXPIRES: 5-2-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
AGPG Real Estate, LLC	**Same**	**105-07-2-E00-30-0CO**
(NAME) **6710 SW 80 Street, Suite 101**	(NAME)	
(ADDRESS) **Miami, FL**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

PAMELA GUILARTE, MARRIED ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

AGPG REAL ESTATE, LLC, A FLORIDA LIMITED LIABILITY COMPANY ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF UNIT 3 ON EXHIBIT "B" OF THE DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR PILLOW STREET COTTAGES, NOW KNOWN AS WE-HO COTTAGES, A TOWNHOUSE PLANNED UNIT DEVELOPMENT OF RECORD AS INSTRUMENT 20160415-0036657, AMENDED IN FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND BYLAWS FOR PILLOW STREET COTTAGES, OF RECORD IN INSTRUMENT NO. 20180406-0032472, AND INSTRUMENT NO. 20180607-0054928 AND SECOND AMENDMENT OF RECORD IN INSTRUMENT NO. 20180802-0075687, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO PAMELA GUILARTE, BY WARRANTY DEED FROM HIDDEN VALLEY HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NUMBER 20190828-0086505, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PROPERTY IS NOT A MARITAL RESIDENCE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **436 Merritt Avenue, Nashville, Tennessee 37203**

Witness our hands this the 30 day of September, 2019.

PAMELA GUILARTE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PAMELA GUILARTE,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30 day of September, 2019.

Notary Public

My Commission Expires:



Certificate of Authenticity

I, Ryan Terrell, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally appeared before me, Justin Hall, a notary public for this county and state, Ryan Terrell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:

Notary's Seal (If on paper)

JUSTIN HALL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-20-2021