Karen Johnson Davidson County
Batch# 434856 DEEDQC
07/10/2020 12:22:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20200710-0075485

AFTER RECORDING RETURN TO:
SILK ABSTRACT COMPANY
300 Centerville Road, Suite 304
Warwick, RI 02886
File No. R-119751-BNC

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Tax ID No.: 142 04 0A 099.00

QUIT CLAIM DEED

THIS DEED made and entered into on this 8 day of July, 2020, by and between **Edicashley, LLC, a Texas limited liability company**, a mailing address of 214 Old Hickory Blvd Apt 99, Nashville, TN 37221, hereinafter referred to as Grantor(s) and **Edic Misraim Moreno and Ashley Carol Moreno, husband and wife, as joint tenants with right of survivorship,** a mailing address of 214 Old Hickory Blvd Apt 99, Nashville, TN 37221, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 214 Old Hickory Blvd Apt 99, Nashville, TN 37221

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property conveyed from Zachary Winter and Kathryn Winter, husband and wife, to Edicashley, LLC, a Texas limited liability company, in a Warranty Deed recorded under Instrument Number 20190827-0086343, recorded on 08/27/2019 in Davidson County, Tennessee.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Edicashley, LLC, a Texas limited liability company

BY Ashley Moreno
NAME: Ashley Moreno
TITLE: Managing Member

STATE OF Florida
COUNTY OF Orange

Before me, Glorimar Jimenez, a Notary Public, of the State and County mentioned, personally appeared Ashley Moreno, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Managing Member (insert title) of Edicashley, LLC, the within named Grantor and that such Managing Member (insert title) executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Orlando, Fl., this 8 day of July, 2020.

Notary Public
My Commission expires: 12-26-2020

GLORIMAR JIMENEZ
Notary Public - State of Florida
Commission # GG 178297
My Comm. Expires Dec 26, 2020
Bonded through National Notary Assn.

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

STATE OF Florida
COUNTY OF Orange

Sworn to before me this 8 day of July, 2020.

Notary Public Glorimar Jimenez
My Commission Expires: 12-26-2020

GLORIMAR JIMENEZ
Notary Public - State of Florida
Commission # GG 179297
My Comm. Expires Dec 26, 2020
Bonded through National Notary Assn.

Name and address for person(s) responsible for taxes:

Edic Misraim Moreno and Ashley Carol Moreno
214 Old Hickory Blvd Apt 99
Nashville, TN 37221

Name and address of property owner:

Edic Misraim Moreno and Ashley Carol Moreno
214 Old Hickory Blvd Apt 99
Nashville, TN 37221

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit No. 99 on the Plan of Belle Forest Condominium Apartments of record in Plat Book 5200, Page 167, in the Register's Office for Davidson County, Tennessee, to which Plan Reference is hereby made for a more complete description of the property.

APN: 142 04 0A 099.00

PROPERTY COMMONLY KNOWN AS: 214 Old Hickory Blvd Apt 99, Nashville, TN 37221

True Copy Certification

I, Sara Yith, 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.

Sara Yith
Signature

State of Rhode Island

County of Kent

Personally appeared before me, Sarah Silva, a notary public for this county and state, Sara Yith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sarah A. Silva
Notary's Signature

My Commission Expires: 10/2/21
Notary' Seal (if on paper)

SARAH A. SILVA
NOTARY PUBLIC OF RHODE ISLAND
My Commission Expires 10/2/2021