[redacted]

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Thomas J. Elmlinger
Attorney at Law
1616 Westgate Circle, Suite 349
Brentwood, TN 37027

This conveyance is exempt from the Tennessee Real Estate Conveyance Tax under T.C.A. Sec. 67-4-409(a)(4)

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: $0.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd DAY OF August, 2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-23-2022

THOMAS J. ELMLINGER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN

ADDRESS NEW OWNER(S) AS FOLLOWS:
Eden's Properties LLC
343 Willard Drive
Nashville, TN 37211

SEND TAX BILLS TO:
Eden's Properties LLC
Attn: Flavio Martinez
343 Willard Drive
Nashville, TN 37211

MAP – PARCEL NUMBERS
119 02 0 215.00

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, Flavio Martinez and Rosalia Ramirez, do hereby remise, release and quitclaim unto Eden's Properties LLC, a Tennessee limited liability company, forever, all the right, title, interest and claim which the Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 89 and westerly 25 feet of Lot No. 90 on the Map of Resubdivision of Lots 7, 8, 9, 10, and parts of Lots 7, 11, 12, and 13, Cumberland Nurseries, as of record in Plat Book 332, page 36, Register's Office for said County. Said Lot No. 89 and part of Lot No. 90 front 75 feet on the southerly side of Valeria Street and extend back between parallel lines 150 feet to an alley.

Being the same property conveyed to Flavio Martinez and Rosalia Ramirez, husband and wife, by Warranty Deed dated October 25, 2013 from Alice M. Klingshirn, unmarried, of record as Instrument No. 20131030-0112596, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 105 Valeria Street, Nashville, TN 37210.

WITNESS my hand this 3rd day of August, 2021.

Flavio Martinez

Rosalia Ramirez

Karen Johnson Davidson County
Batch# 691682 DEEDQC
08/06/2021 08:23:52 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210806-0105845

[redacted]

STATE OF TENNESSEE }
COUNTY OF WILLIAMSON }

Personally appeared before me, a Notary Public in and for said County and State, the within named Flavio Martinez and Rosalia Ramirez, the bargainors, 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 for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, TN, this 3rd day of August, 2021.

Notary Public

My Commission Expires: 5-23-2022

THOMAS J ELMLINGER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN

Prepared without benefit of title search from information provided by the parties. Therefore, the preparer makes no certification as to the validity of title.