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

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
148 15 0 216.00

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. 22 on the plan of Section 6, Apache Hills, of record in Book 5200, Page 173, Register's Office for said County. Lot No. 22 fronts 59.79 feet on the southwesterly margin of Eastview Drive and extends back 133.86 feet on the southeasterly line and 127.16 feet on the northwesterly line to a broken line in the rear, measuring 63.30 feet thereon.

Being the same property conveyed to Flavio Martinez and Rosalia Ramirez, by Special Warranty Deed dated February 27, 2013, from Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing, LP, of record as Instrument No. 20130312-0024557, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 4141 Eastview Drive, Nashville, TN 37211.

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

Flavio Martinez

Rosalia Ramirez

Karen Johnson Davidson County
Batch# 691692 DEEDQC
08/06/2021 08:29:09 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210806-0105855

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.