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.

Rosalia Ramirez
AFFIANT

THOMAS J. ELMLINGER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN

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
175 00 0 010.00

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

20210806-0105856

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, erroneously referenced in the previous deed as "Rosalio Romirez", 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:

All that certain parcel of land in the Second Civil District of Davidson County, Tennessee, being shown and designated TAX MAP PARCEL 175000010.00, as shown on a survey by Thomas D. Cook, PLS TN license 365, and more particularly described as follows, to wit:

BEGINNING at a 5/8 inch iron pin found at corner in an old wife fence line, said iron pin being a corner common to land of William B. Spaulding, the southwest corner of the herein described premises:

North 08 degrees 26 minutes 06 seconds East, 168.24 feet to an angle iron found at the intersection of old wire fences, northwest corner of the herein described premises; thence South 87 degrees 30 minutes 00 seconds East, (at 254.67 feet passing over a 1/2" iron pin new (capped 365), 264.00 feet to a point at the west margin of Old Hickory Boulevard, the northeast corner of the herein described premises; thence, through the right of way of Old Hickory Boulevard, South 08 degrees 26 minutes 06 seconds West, 135.88 feet to a point in the centering of Old Hickory Boulevard; thence, along or near the centerline of Old Hickory Boulevard, South 35 degrees 26 minutes 48 seconds West, 38.35 feet to a point in the centerline of Old Hickory Boulevard, the southeast corner of the herein described premises; thence, along lands of Spaulding, North 87 degrees 30 minutes 00 seconds West, (at 29.72 feet passing over a 1/2" iron pin new (capped 365) 246.49 feet to the POINT OF BEGINNING, containing 1.01 acres more or less.

Being the same property conveyed to Flavio Martinez and Rosalia Ramirez, erroneously referenced as "Rosalio Romirez", by Warranty Deed dated February 10, 2017, from Fene' Cartlidge, unmarried, of record as Instrument No. 20170215-0015675, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 12558 OLD HICKORY BLVD, ANTIOCH, TN 37013.

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

Flavio Martinez

Rosalia Ramirez

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 TENNESSEE

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