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

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
148 03 0 084.00

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 P. Martinez and wife, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being lot No. 519 on the Plan of Cherokee Hills, Section 5, as of record in book 3500, page 142, Register's Office for said county.

Said lot No. 519 fronts 78.0 feet on the southwesterly side of Gasser Drive and extends back 177.0 feet on the northwesterly line and 168.3 feet on the southeasterly line, to a line in the rear on which it measures 78.4 feet.

Being the same property conveyed to Flavio P. Martinez and wife, Rosalia Ramirez, by Warranty Deed dated October 30, 2015, from Glenda R. Sizer, of record as Instrument No. 20151102-0111530, in the Register's Office for Davidson County, Tennessee.

This is unimproved property known as 1525 Gasser Drive, Antioch, TN 37013.

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

Flavio R. Martinez

Karen Johnson Davidson County
Batch# 691707 **DEEDQC**
08/06/2021 08:38:20 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210806-0105872

Rosalia Ramirez

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 P. 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.