Karen Johnson Davidson County
Batch# 750588 DEEDQC
11/08/2021 09:48:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20211108-0148703

CERTIFICATE OF AUTHENTICITY

I, Douglas Cuevo, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on October 18, 2021

Affiant

Date: 10/21/2021

STATE OF NEW YORK
COUNTY OF Nassau

Sworn to and subscribed before me this 26th day of October, 2021

Notary Public

My Commission Expires: 10/15/2025

JOCELYNN TUITE
Notary Public, State of New York
No. 01TU6290827
Qualified in Suffolk County
Commission Expires October 15, 2025

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 05-09-23
(AFFIX SEAL)

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

THIS INSTRUMENT WAS PREPARED BY (and return to):

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ramiro Reyes (NAME)	**New Owner** (NAME)	
277 Gleaves Street (ADDRESS)	**202 Promontory Way** (ADDRESS)	**034-02-0-085.00**
Madison, TN 37115-2155 (CITY) (STATE) (ZIP)	**Hendersonville, TN 37075** (CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand, paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

Ramiro Reyes, married and Aurelio Reyes, unmarried ("Grantors")

Have bargained and sold, and by these presents do/does transfer and convey unto

Ramiro Reyes, married ("Grantee")

Its successors and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND IN THE 10TH CIVIL DISTRICT, DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 OF SHONEY'S PARGOS SUBDIVISION, OF RECORD IN PLAT BOOK 6900, PAGE 178, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO RAMIRO REYES, MARRIED AND AURELIO REYES, UNMARRIED BY WARRANTY DEED FROM JUANITA B. HOWELL, WILLIAM H. HOWELL, JR. AND GWYNN D. HOWELL, AS CO-TRUSTEES OF TRUST A CREATED UNDER THE WILL OF WILLIAM H. (BILLY) HOWELL, SR., OF RECORD IN INSTRUMENT NO. 20170721-0073829, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 20, 2017 AND RECORDED ON JULY 21, 2017.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **277 Gleaves Street, Madison, TN 37115-2155.**

Witness our hands this the 18th day of October, 2021.

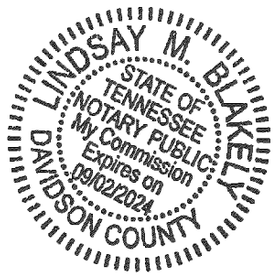
Aurelio Reyes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **AURELIO REYES,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of October, 2021.

Notary Public
My Commission Expires: _____
(SEAL)



And further conveyed to Ramiro Reyes, married, by Quitclaim Deed of record dated October 18, 2021, and October 20, 2021 from Ramiro Reyes, married and Aurelio Reyes, unmarried in Instrument _____, and Instrument _____, Register's Office for Davidson County, Tennessee.