This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 940571 DEEDQC
11/14/2022 10:41:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20221114-0121153

State of TN
County of Davidson

~~The actual~~ consideration or value, whichever is greater for this transfer is: $ 0.00

Affiant Signature

Subscribed and sworn to before me on this the 14 day of November, 2022

Notary Public

My Commission expires 01 / 01e / 2025

KRISTIN JAMES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NAME AND ADDRESS OF PROPERTY OWNER:
Pilar Ross & Carlos Restrepo
7 Edgar Street, Lot A,
Nashville, TN 37210

SEND TAX BILLS TO:
Pilar Ross & Carlos Restrepo
7 Edgar Street, Lot A,
Nashville, TN 37210
MAP AND PARCEL NUMBER: 09413003900

QUITCLAIM DEED

22NT00633

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Mitchell Ross and Pilar Ross

By these presents do remise, release and **QUITCLAIM** unto

Pilar Ross 75% interest and Carlos Restrepo 25% interest

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

BEING Lot No. 5 of Block "L" on the Plan of Hermitage Addition to Nashville, as of record in Book 57, Pages 42 and 43, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Said Lot 5 fronts 45.4 feet on the southeasterly side of Little Green Street and runs back in a southerly direction between lines 140 feet to a dead line in the rear on which it measures 50 feet, said rear line being the Louisville and Nashville Railroad right of way formerly Hermitage Avenue.

Being the same property as conveyed to Mitchell Ross and Pilar Ross by Warranty Deed from Scott Heinrich dated 08/27/2003 recorded 08/29/2003 in Book NA, Page NA, as Document Number 20030829-0125772, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 189 Little Green St, Nashville, TN 37210-2160

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 26 day of April, 2022.

Pilar Ross

State of New York }
County of Kings }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Pilar Ross,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 26 day of April, 2022.

Notary Public

LEONCITE CELESTIN
Notary Public, State of New York
No. 01CE6305431
Qualified in Kings County
Commission Expires June 09, 2022

My Commission expires: 06 / 09 / 2022.

Carlos Restrepo

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Carlos Restrepo,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 14 day of April, 2022.

Notary Public

KATRINA KAREN HOFF
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

My Commission expires: 03 / 03 / 2025.

Mitchell Ross

State of New York }
County of Kings }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Mitchell Ross,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 26 day of April, 2022.

Leoncite Celestin
Notary Public

LEONCITE CELESTIN
Notary Public, State of New York
No. 01CE6305431
Qualified in Kings County
Commission Expires June 09, 2022

My Commission expires: 06 / 09 / 2022.

Tennessee Certification of Electronic Document

I, Beth Warner do hereby make oath that I am a licensed attorney and/or the 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 4/26/2022 (date of document).

Affiant Signature

11/14/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 14 of Nov., 2022.

(SEAL)

KRISTIN JAMES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Kristin James
Notary's Signature
My Commission Expires: