Karen Johnson Davidson County
Batch# 956023 DEEDQC
12/29/2022 09:30:06 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20221229-0133469

TENNESSEE QUITCLAIM DEED OF GIFT

Map & Parcel/Account: 07112006700-CO

Warranty Deed ID: 20200910-0103345

Return Mail to: Smith Anderson, Attn: R. D. Munford, Jr., P. O. Box 2611, Raleigh, NC 27602

This instrument was prepared by: R. D. Munford, Jr., Smith Anderson (no title search), P. O. Box 2611, Raleigh, NC 27602-2611 , a validly licensed law firm in North Carolina

Brief description for the Index: 1600 Jones Avenue, Nashville, Tennessee 37207

THIS DEED made this 16th day of November, 2022, by and between

GRANTOR	GRANTEE/PROPERTY OWNER
ALEJANDRO PUENTE, unmarried, and FERNANDO RENE PUENTE, married, and wife, CAROL Y. PUENTE 1600 Jones Avenue Nashville, TN 37207	ALEJANDRO PROPERTIES, LLC, a North Carolina limited liability company Fernando Puente, Manager 10437 Leslie Drive Raleigh, NC 27615 SEND TAX BILLS TO GRANTEE.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, does hereby quitclaim to Grantee all of Grantor's interest in all that certain lot, parcel of land, Davidson County, Tennessee and more particularly described as follows:

Land in Davidson County, Tennessee, being lot No. 34 on the Plan of Joywood a subdivision of record in Plat Book 974, Page 45, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 34 fronts 50 feet on the Westerly side of Jones Avenue and runs back between parallel lines 148 feet to a dead line.

OATH OF CONSIDERATION ATTACHED AS EXHIBIT A.

Being also known as 1600 Jones Avenue, Nashville, Tennessee 37207.

The property hereinabove described was acquired by Grantor by Warranty Deed from PAUL YEATON HERRMAN and wife, JAMIE MICHELLE GRACE effective September 3, 2020 and recorded on September 10, 2020 (Instrument #20200910-0103345).

All or a portion of the property herein conveyed X includes or ___ does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 974 page 45 (Lot 34).

[redacted]

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Alejandro Puente (SEAL)

Print/Type Name: Alejandro Puente

State of Tennessee - County or City of Davidson

I, the undersigned Notary Public of the County or City of Nashville and State aforesaid, certify that ALEJANDRO PUENTE personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 16 day of November, 2022.

My Commission Expires: 07-03-2023

(Affix Seal)

Adrienne P. Bowling Notary Public

Notary's Printed or Typed Name

ADRIENNE P. BOWLING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

[redacted]

_____(SEAL)
Print/Type Name: Fernando Rene Puente

Carol Y. Puente (SEAL)
Print/Type Name: Carol Y. Puente

State of North Carolina - County or City of Wake

I, the undersigned Notary Public of the County or City of Wake and State aforesaid, certify that FERNANDO RENE PUENTE personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 9 day of November, 2022.

My Commission Expires: 07/05/2026
(Affix Seal)

Ricardo K Glover
Notary Public
Ricardo K Glover
Notary's Printed or Typed Name

RICARDO K GLOVER NOTARY PUBLIC WAKE COUNTY, NC My Commission Expires 07-05-26

State of North Carolina - County or City of Wake

I, the undersigned Notary Public of the County or City of Wake and State aforesaid, certify that CAROL Y. PUENTE personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this ____ day of November, 2022.

My Commission Expires: 07/05/2026
(Affix Seal)

Ricardo K Glover
Notary Public
Ricardo K Glover
Notary's Printed or Typed Name

RICARDO K GLOVER NOTARY PUBLIC WAKE COUNTY, NC My Commission Expires 07-05-26

NC Bar Association Form No. 3 © 1976, Revised © 1/1/2010, 2013
Printed by Agreement with the NC Bar Association

This standard form has been approved by:
North Carolina Bar Association – NC Bar Form No. 3

EXHIBIT A
OATH OF CONSIDERATION

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I hereby swear that the actual consideration for this gift transfer is $10.00.

Fernando Puente, Manager

Affiant: Fernando Puente, Manager
Alejandro Properties, LLC

Subscribed and sworn before me this 16th day of November, 2022.

Notary

My Commission Expires: 10/22/2023

DEVAVON MUNFORD JR. NOTARY PUBLIC WAKE COUNTY, N.C.
(AFFIX SEAL)