Karen Johnson Davidson County
Batch# 1030210 DEEDQC
07/25/2023 09:26:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230725-0057135

FILE INFORMATION

This instrument prepared by: (jca)
Smith.Sholar.Milliken.PLLC
1164 Nashville Pike
Gallatin, TN 37066

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL. ***ATTN: THIS TRANSFER COULD AFFECT THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.***

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Evercore Properties, LLC	(NAME) NEW OWNER	081-11-0-325.00
(STREET ADDRESS) 919 W Main St, Ste U1		
(CITY) (STATE) (ZIP) Hendersonville, TN 37075-6804	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged Carlos Reyes, Sr., a married man, Grantor, does hereby quitclaim and convey unto Evercore Properties, LLC, a Tennessee limited liability company, the Grantee herein, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in Davidson County, Tennessee, as follows:

Tract I:
Land in Davidson County, Tennessee, being the middle 1/3 of Lot No. 296, on the Plan of D.T. McGavock and others Addition, of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee, described as follow:

Said part of said lot fronts 33-1/3 feet in the Easterly side of 16th Avenue North and runs back between parallel lines, 170 feet to an alley.

Tract 2:
Land in Davidson County, Tennessee, being the South 33-1/3 feet of Lot No. 296 on the Plan of D.T. McGavock and Others Addition, of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 33-1/3 feet in the East side of 16th Avenue North and runs back between parallel lines, 170 feet to an alley.

BEING the same property conveyed to Carlos Reyes, Sr., a married man, from PNI, LLC, a Tennessee Limited Liability Company, by Warranty Deed dated May 3, 2023, filed of record on May 4, 2023, in Instrument No. 20230504-0033288, in the Register's Office of Davidson County, Tennessee.

This is not the primary residence of the Grantor.

The property address is: 1714 16th Ave. North, Nashville, TN 37208

This CONVEYANCE is made subject to any and all plats, easements, restrictions, and other matters of record.

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration for this transfer is $-0-

Subscribed and sworn to before me this the 22 day of June, 2023.

Affiant

My commission expires: 1/28/26
(Affix Seal)

Notary Public

A CARTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Witness my hand this 22 day of June, 2023.

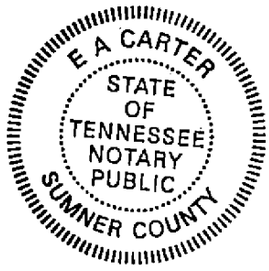
Carlos Reyes, Sr.

STATE OF TENNESSEE
COUNTY OF Sumner

On this 22 day of June, 2023, before me personally appeared Carlos Reyes, Sr., to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

WITNESS my hand and official seal of office, this 22 day of June, 2023.

Notary Public
My Commission Expires: 1/28/26



202307250057135

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 6/22/23 (date of document).

Affiant Signature

6/22/23
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 22nd day of June, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

