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Prepared from Information provided from parties without the benefit of a Title Search

THIS INSTRUMENT PREPARED BY:
Esquire Title & Escrow, Inc.
30 Burton Hills Boulevard, Suite 200
Nashville, TN 37215

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: $0

AFFIANT: Theresa L. Smith

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th day of September 2023.

NOTARY PUBLIC:

MY COMMISSION EXPIRES: 5/5/2025

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

QUITCLAIM DEED

Address New Owner.	Send Tax Bills To.:	Map-Parcel Numbers:
Dream Acre Properties LLC	**SAME**	11400011100
403 E Hart Avenue		
San Antonio, Texas 78214		

FOR AND CONSIDERATION of One and No/100 ($1.00) Dollar cash in hand paid, the receipt of which is hereby acknowledged, **Edward Ramirez,** by these presents does hereby transfer and quitclaim and convey unto **Dream Acre Properties LLC,** their successors and assigns, all of his rights, title, and interest in and to the following described tract of land.

A tract and improvements being a part of the J T. McFarlin property of record in Book 1488, Page 153, Register's Office for Davidson County, Tennessee and being described in Book 6353, Page 351, Register's Off ice for said Count y, according to a survey of John Kohl & Company, Inc. dated September 13, 1985 and described as follows:

Beginning at an iron pin in the southerly margin of Charlotte Pike, the same being the northwesterly corner of the property conveyed to J. T. McFarlin by deed from H C. Carter, et ux of record in Book 1488, Page 153, Register's Office for Davidson County, Tennessee; thence with the southerly margin or Charlotte Pike north 46 degrees 30 minutes east 161.8 feet to an iron pin; t hence south 9 degrees 18 minutes east 479 feet to an iron pin; thence north 88 degrees 35 minutes west 168.9 feet to an iron pin; thence north 4 degrees 32 minutes west 71.88 feet· along the line of Deed Book 3710, Page 207, Register's Office for Davidson County, Tennessee a total distance of 315.2 feet more or less, to the point of beginning, containing 1.4 acres, more or less.

Being the same property conveyed to **Edward Ramirez** by deed from Mary J. Wattenbarger of record in Instrument No. 20150803-0076756, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 1049716 **DEEDQC**
09/14/2023 08 35.40 AM 2 pgs
Fees $12 00 Taxes $0 00

20230914-0072010

This is improved property known as: 7443 Charlotte Pike, Nashville, TN 37209

Witness my hand this 12th day of Sept., 2023

Edward Ramirez

State of **Texas**
County of **Bexar**

On this 12th day of Sept., 2023, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Edward Ramirez the 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 this 12th. day of Sept, 2023.

Notary Public

My Commission Expires: 09-25-23

