QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1054806 DEEDQC
09/27/2023 02 31 00 PM 2 pgs
Fees $12 00 Taxes $0 00

20230927-0075938

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF Sept, 2023

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

PAUL HINMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-06-2024

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy & Partners PLLC
2012 21st Ave S , Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Moises Aquiles Merchan Berrezueta	**NEW OWNER**	
(NAME)	(NAME)	**07213031700**
910 Douglas Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ONE DOLLAR, cash in hand, paid by the hereinafter named Grantee. and other good and valuable consideration, the receipt of which is hereby acknowledged, **Merchan Properties, LLC** ("Grantor") by these presents does herby convey, assign, and quitclaim to **Moises Aquiles Merchan Berrezueta**, ("Grantee") his successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit·

LAND IN Davidson County, Tennessee, being the westerly 25 feet of Lot No. 33 and the easterly 50 feet of Lot No 34 on the Plan of Sharpe & Horn's Addition, of record in Plat Book 161, Page 172. Register's Office Davidson County, Tennessee, and described as follows.

Said parts of Lot Nos. 33 and 34 front together 75 feet on the southerly side of West Douglas Avenue, formerly Hinton Street, and run back between parallel lines 160 feet to an alley.

BEING THE SAME property conveyed to Merchan Properties LLC by warranty deed of record at Instrument No. 20230214-0010812, Register's Office Davidson County, Tennessee

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

This instrument was prepared with information supplied by the parties No title examination was performed to validate the accuracy of title and no representations regarding title have been made by the preparer, who does not accept liability for this instrument

This is improved property known as: 910 Douglas Ave, Nashville, TN 37206

PH

Witness my hand this the 25 day of September 2023

Merchan Properties, LLC

By: Jose B Merchan Berrezueta
Its: Member

By: Moises Aquiles Merchan Berrezueta
Its: Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 25th day of Sept., 2023, before me personally appeared **Jose Merchan and Moises Merchan,** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves as the **Members** of **Merchan Properties, LLC**, the within named bargainor, a limited liability company, and that as such **Members**, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of **Merchan Properties, LLC** as such **Members** thereof.

Witness my hand and official seal, this the 25th day of Sept., 2023.

Notary Public

My Commission Expires: 11-3-2025

BRITTANY LEA STEWART
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires 11-03-2025

PH