Karen Johnson Davidson County
Batch# 1064551 DEEDQC
10/24/2023 03:41:41 PM 3 pgs
Fees: $22.00 Taxes: $0.00
20231024-0083390

This Instrument Prepared By:
Michael K. Walker, Attorney at Law
341 Harrison Street
Nashville, Tennessee 37219

Address of New Owner	Send Tax Bills To	Map/Parcel
CASEY RENEE TORRES and OSCAR TORRES 1714B 25TH AVE. N. NASHVILLE, TN 37208	REGIONS P.O. BOX 2153 DEPARTMENT 2520 BIRMINGHAM, AL 35287-2520	081-10-0-399.00

FROM: CASEY RENEE TORRES and OSCAR TORRES, *married*

TO: KATELYNN GRACE BUNDY, Trustee

FROM: KATELYNN GRACE BUNDY, Trustee

TO: CASEY RENEE TORRES and OSCAR TORRES, *unmarried, as tenants in common*

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $-0-[exempt pursuant to T.C.A. 67-4-409(3)].

KATELYNN GRACE BUNDY, *Affiant*

ASHLEY L. HOLLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Sworn to and subscribed before me this 18th day of October, 2023.

Notary Public
My Commission Expires: 11/06/2023

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

That, CASEY RENEE TORRES and OSCAR TORRES, for the express purpose of making a re-conveyance to create a tenancy in common as part of a Marital Dissolution Agreement in a divorce action filed in the Circuit Court for Davidson County, Tennessee, between Plaintiff, OSCAR TORRES, and Defendant, CASEY RENEE TORRES, do hereby quitclaim and convey to KATELYNN GRACE BUNDY, as Trustee for the express purpose of carrying out the intent of this conveyance to CASEY RENEE TORRES and OSCAR TORRES, as joint tenants in common, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2, on the Final Plat of the G. CO. Investments, LLC. Subdivision, as shown on plat of record in Instrument No. 20181017-

0103059, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Cornerstone Investments, Inc., by Warranty Deed from G. Co. Investments, LLC, dated January 10, 2019, recorded January 15, 2019, in Instrument No. 20190115-0003864, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations unimproved.

This is improved property, known as 1714 B 25TH AVENUE, NASHVILLE, TN 37208

Being the same property conveyed to Oscar Torres and Casey Renee Torres, husband and wife by Warranty Deed from Cornerstone Investments, Inc., a Tennessee Corporation, dated May 22, 2020 and recorded June 1, 2020, in Instrument No. 20200601-0055969, in the Register's Office of Davidson County, Tennessee.

And now I, KATELYNN GRACE BUNDY, Trustee, for the express purpose of carrying out the intent of this conveyance, as set forth above, do hereby quitclaim and convey unto CASEY RENEE TORRES and OSCAR TORRES, unmarried, as tenants in common, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises as above set forth.

KATELYNN GRACE BUNDY, Trustee

ASHLEY L. HOLLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, KATELYNN GRACE BUNDY, Trustee, with whom am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 18th day of October, 2023.

NOTARY PUBLIC
My Commission Expires: 11/06/2023

CASEY RENEE TORRES, Grantee

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CASEY RENEE TORRES, with whom I am personally acquainted, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 18th day of October, 2023.

ASHLEY L. HOLLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: 11/06/2023

OSCAR TORRES, Grantee

ASHLEY L. HOLLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named OSCAR TORRES, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 18th day of October, 2023.

NOTARY PUBLIC
My Commission Expires: 11/06/2023

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.