QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF January, 2024.

Notary Public

MY COMMISSION EXPIRES: 10/10/26
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1095281 DEEDQC
01/29/2024 12:02:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240129-0005989

LESLIE HAYES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

THIS INSTRUMENT WAS PREPARED BY:
Hunter, Hayes, Hinton & Lux, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
LEIGH ANNE TORRES	**Same**	
(NAME)	(NAME)	**092-16-0E-004.00-CO**
1914 ADELICIA ST.		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY **ANTHONY RAYMOND TORRES, UNMARRIED** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **LEIGH ANNE TORRES, UNMARRIED,** ("GRANTEE") HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LAND SITUATED IN DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING UNIT NO. 103, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF THE ADELICIA, A CONDOMINIUM, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED OF RECORD IN INSTRUMENT NO. 20060222-0020964, AS AMENDED AND RESTATED BY INSTRUMENT OF RECORD IN INSTRUMENT NO. 20071212-0143307, REGISTER'S OFFICE FOR DAVIDSON COUNTY (COLLECTIVELY, THE "MASTER DEED"), SAID UNIT BEING DEPICTED ON THE CONDOMINIUM PLAT ATTACHED AS "EXHIBIT B" TO THE AFOREMENTIONED MASTER DEED.

TOGETHER WITH PARKING SPACE NUMBER(S) 247 AND 248 AND STORAGE SPACE NUMBER(S) 30, WHICH ARE ASSIGNED AS LIMITED COMMON ELEMENTS APPURTENANT TO THE ABOVE DESCRIBED UNIT, AS SET FORTH AND DEFINED IN THE MASTER DEED.

BEING THE SAME PROPERTY CONVEYED TO ANTHONY RAYMOND TORRES AND LEIGH ANN TORRES, HUSBAND AND WIFE, BY WARRANTY DEED FROM CATHY SEWELL, UNMARRIED, DATED 3/15/2019, RECORDED 3/19/2019, AND APPEARING OF RECORD AT INSTRUMENT NO. 20190319-0024798, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. ANTHONY RAMOND TORRES AND LEIGH ANN TORRES SUBSEQUENTLY DIVORCED, AND THIS INSTRUMENT IS BEING EXECUTED PURSUANT TO THE TERMS OF THE FINAL DECREE FOR DIVORCE IN SAID MATTER.

LEIGH ANN TORRES AND LEIGH ANNE TORRES ARE ONE AND THE SAME PERSON.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM

DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness our hands this the 17 day of January, 2024.

Anthony R. Torres

ANTHONY RAYMOND TORRES

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, ANTHONY RAYMOND TORRES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this _____ day of _____, 2024.

_____
NOTARY PUBLIC

My Commission Expires: _____
SEE ATTACHED

Return to: HHHL, PLLC, 1104 Fatherland St., Nashville, TN 37206

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Napa)

On January 17, 2024 *Date* before me, Amber D. Lutz, Notary Public *Here Insert Name and Title of the Officer*,

personally appeared Anthony Raymond Torres *Name(s) of Signer(s)*,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

AMBER D. LUTZ
Notary Public - California
Napa County
Commission # 2350505
My Comm. Expires Mar 9, 2025

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ *Signature of Notary Public*

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document Quickclaim Deed
Title or Type of Document: parcel # 092-16-OE-004.00-0 Document Date: January 17, 2024
Number of Pages: 2 Signer(s) Other Than Named Above: none

Capacity(ies) Claimed by Signer(s)

Signer's Name: Anthony Raymond Torres	Signer's Name:
☐ Corporate Officer — Title(s):	☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☒ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer Is Representing:	Signer Is Representing:

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Certificate of Authenticity

I, Leslie Hayes, 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 1/17/2024.

Date

Affiant Signature

1/29/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29th day of January, 2024.

Notary's Signature

My Commission Expires: 1-19-2025

Date

Notary's Seal (if on paper)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires