QUITCLAIM DEED

Karen Johnson
Batch # 1116558
03/28/2024 03:16:48 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240328-0021807

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 7 DAY OF MAR, 2024.

Notary Public

MY COMMISSION EXPIRES: 11-06-2024
(AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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)
Ramiro Reyes	**NEW OWNER**	
(NAME)	(NAME)	
959 McCurdy Rd		**06004008400**
(ADDRESS)	(ADDRESS)	
White House, TN 37118		
(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, A & R Masonry, Inc. ("Grantor") by these presents does herby convey, assign, and quitclaim to Ramiro Reyes, ("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 Lot No. 2 on the Plan of Oak Park of record in Plat Book 3842, Page 138, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

FURTHER DESCRIBED AS FOLLOWS:
Land in the 12th Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson and Pleasant Engineering Company, dated October 24, 1966, as follows:

BEGINNING at a point in the westerly margin of Dickerson Road, said point being South 347.83 feet, more or less, from the center line of Oak Valley Drive, and North 344 feet, more or less, from the center line of Ewing Lane; thence leaving said Road, North 87 deg. 29' West 250 feet to a point; thence N 02 deg. 31' East 208 feet to a point ;thence South 87 deg. 29' East 250 feet to a point in the westerly margin of Dickerson Road; thence with the margin of same southerly 208 feet to the beginning.

Being the same property conveyed to A & R Masonry, Inc., a Tennessee Corporation by Warranty Deed from Emeco Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20201030-0127148, Register's Office for 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: 3112 Dickerson Pike, Nashville, TN 37207

PH

Witness my hand this the 7 day of Mar, 2024.

A & R Masonry, Inc

By: Ramiro Reyes
Its: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared RAMIRO REYES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the PRESIDENT of A & R MASONRY, INC., the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as PRESIDENT.

Witness my hand and official seal, this the 7 of March, 2024.

Notary Public
My Commission Expires: _____
(SEAL)



PH