QUITCLAIM DEED

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

Davidson County
DEEDQC
2 pgs

20240328-0021808

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:
(AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 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)
Ramiro Reyes	**NEW OWNER**	
(NAME)	(NAME)	
959 McCurdy Rd		**13300011600**
(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, Aurelio Reyes ("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. 5, on the Plan of revised, Resubdivision of Lots 4 and 5 Windland Center of record in Book 5190, Page 300, as corrected in Book 5499, Page 596, Register's Office for said County.

As is further described according to a survey by Ragan - Smith Associates, dated October 16, 1997, revised November 26, 1997, Job ND. 97-039, as follows:

Beginning at an existing concrete monument in the Easterly right-of-way of Nolensville Pike; thence with said right-of-way North 45 degrees 43' 45" West 212 feet (shown on plat as North 41 degrees 09' 25" West 212.00 feet) to a P.K. nail set in the common line between Lot Nos. 4 and 5 of said Windland Center; thence with said common line, North 44 degrees 13' 17" East 200.56 feet (shown on plat as North 44 degrees 13' 17" East 200.00 feet) to an existing P.K. nail; thence along the common line with Lot No. 4, South 45 degrees 44' 24" East 212.15 feet (shown as South 41 degrees 09' 25" East 211.85 feet) to an existing iron pin; thence leaving said common line, South 44 degrees 15' 50" West 200.60 feet (shown on plat as South 48 degrees 48' 00" West 200.00 feet) to the point of beginning.

Being the same property conveyed to Ramiro Reyes, a married man and Aurelio Reyes, a single man, as tenants in common by deed from Richard C. Moore and wife, Helen L. Moore of record in Instrument No. 20181105-0109636, 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: 3798 Nolensville Rd, Nashville, TN 37211

PH

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

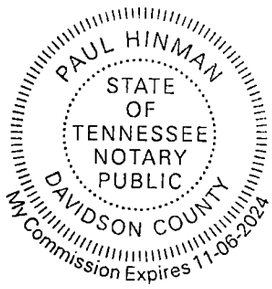
Aurelio Reyes

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 Aurelio Reyes (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 and official seal this the 7 day of May, 2024.

Notary Public
My Commission Expires:



PH