QUITCLAIM DEED

Karen Johnson
Batch # 1130740
05/03/2024 01:47:41 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240503-0032733

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 2 DAY OF May, 2024.

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)
1306 Hildreth Dr LLC	**NEW OWNER**	
(NAME) **1306 Hildreth Dr**	(NAME)	**13115007400**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS)	
(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 1306 Hildreth Dr LLC, ("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, begin Lot NO. 358, Seven Hills, Section 8, as shown on plat of record in Plat Book 330, Page 14, Register's Office Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING THE SAME property conveyed to Aurelio Reyes by warranty deed of record at Instrument NO. 20240226-0012954, Register's Office Davidson County, Tennessee.

The above mentioned property was not the martial residence of Grantor.

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: 1306 Hildreth Dr., Nashville, TN 37215

PH

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

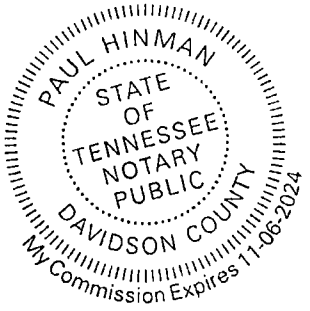
Aurelio Reyes

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