This Instrument Prepared By:
Reginald P. Harrion, Esq.
o/b/o DeedPro
1349 Galleria Drive, Suite 100
Henderson, NV 89014
Phone: 702-736-6400

Karen Johnson Davidson County
Batch# 1164848 DEEDQC
08/01/2024 10:54:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240801-0058374

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	MAIL TAX STATEMENT TO:	MAP PARCEL NUMBERS:
Nevy Moran Valdez	Nevy Moran Valdez	Map/Parcel:
9720 Clovercroft Road	9720 Clovercroft Road	096 13 0 201.00
Nashville, TN 37214	Nashville, TN 37214	

FOR AND IN CONSIDERATION of ONE AND NO/100 DOLLAR ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, **Nevy Moran Valdez, formerly known as Nevy E. Ellis, an unmarried woman, who acquired title as a married woman** by these presents do hereby quitclaim and convey unto the said **Nevy Moran Valdez, an unmarried woman, as her sole and separate property**, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in Davidson County, Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to change marital status and update last name.

This is unimproved ( ) property known as 2812-2814 Patriot Way, Nashville, TN 37214
Improved ( )

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 29 day of July, 2024, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Nevy Moran Valdez

F/K/A Nevy E. Ellis

ACKNOWLEDGMENT

STATE OF TN)
ss
COUNTY OF Davidson)

Personally appeared before me, Derk Trulow, a Notary Public in and for said County and State, Nevy Moran Valdez f/k/a Nevy E. Ellis the within named bargainor, individual(s), 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.

Given under my hand and official seal of office at TN this 29 day of July, A.D., 2024

NOTARY STAMP/SEAL

NOTARY PUBLIC
Notary Commission Expires: 1528

AFFIDAVIT OF VALUE

DEREK TRUELOVE STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/05/2028 WILSON COUNTY

STATE OF TN)
ss
COUNTY OF Davidson)

The actual consideration or value whichever is greater, for this transfer is $0.00 recordation tax code - 67-4-409 (4).

Subscribed and sworn to before me this the 29 day of July, 2024.

(Affix Seal)

Affiant

Notary Public

My Commission Expires: 1528

DEREK TRUELOVE STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/05/2028 WILSON COUNTY

EXHIBIT "A"
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND BEING IN THE THIRD CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 5 ON THE PLAN OF PAPUCHIS SUBDIVISION, OF RECORD IN BOOK 6050, PAGE 41, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND DETAILED DESCRIPTION.

Being the same property conveyed to Nevy E. Ellis, a married woman by Deed from Nevy E. Ellis (formerly known as Nevy E. Ruiz) of record in Document No. 20171220-0129540, said Register's Office.

Certificate of Authenticity

I, Jennifer Terranova, 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 7/29/24.

Date

Jennifer Terranova
Affiant Signature

7/30/24
Date

State of New York

County of Monroe

Sworn to and subscribed before me this 30 day of July, 20 24.

Amy Allis
Notary Signature

My Commission Expires: 10/9/2025
Date

Notary's Seal (if on paper)

Amy L Allis
Orleans Notary Public
~~Niagara~~ County, New York
Lic. #01AL6065062
Comm. Exp. 10/09/2025