Karen Johnson Davidson County
Batch# 1188376 DEEDQC
10/01/2024 12:33:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20241001-0076011

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Pedro Antonio Ramos Primero, married** ("Grantor"), hereby sells, remises, releases, conveys, and quit claims unto **Pedro Antonio Ramos Primero and wife, Inés Soloman Ortiz,** (Grantee), all of his rights, title, and interests in the following described real property, to wit:

Property located in Davidson County, Tennessee, being Lot No. 4 on the Plan of Woodrose Subdivision, as of record in Plat Book 5800, Page 216, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Pedro Antonio Ramos Primero, by virtue of that certain Warranty Deed dated 7/26/2024 and being of record at Instrument No. 20240806-0059842 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Albransco, LLC, a Kentucky Limited Liability Company, by virtue of that certain Warranty Deed dated October 8, 2019, and being of record at Instrument No. 20191010-0104139 in the Register's Office of Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

IN TESTIMONY WHEREOF I/we have executed this instrument the 29th day of **July, 2024.**

Pedro Antonio Ramos Primero
Pedro Antonio Ramos Primero

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Pedro Antonio Ramos Primero,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of **July, 2024.**

Jacqueline G Brown
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-3-25

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00.**

AFFIANT

SUBSCRIBED AND SWORN before me this the 29th day of **July, 2024.**

Jacqueline G Brown
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-3-25

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

PROPERTY ADDRESS: **411 Williams Ave, Madison, TN 37115**
TAX PARCEL NO.: **04212008100**
PROPERTY OWNER: **Pedro Antonio Ramos Primero and wife, Inés Soloman Ortiz**
OWNER'S ADDRESS: 1404 Brannon Drive
MAIL TAX BILLS TO: Madison TN 37115

Certificate of Authenticity

I, Holly A. Mason, 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 July 29, 2024.

Affiant Signature

10/1/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 1 day of October 2024.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026