Karen Johnson Davidson County
Batch# 1195291 DEEDQC
10/18/2024 11:21:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241018-0081025

STATE OF TENNESSEE | COUNTY OF DAVIDSON

I hereby declare that the actual consideration for this transfer, or the True Value of the property transferred, whichever is greater is $ 0.00.

x Everette Parrish

AFFIANT

Sworn to and subscribed this 18th day of October, 2024.

Kellie Highfill

Notary Public

03/03/2025

My Commission Expires

KELLIE HIGHFILL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03/03/2025

NEW OWNER:
JUAN GABRIEL RAMOS
363 Brewer Drive
Nashville, TN 37211

Send Tax Notice to:
SAME

Map-Parcel Number
162-05-0-012.00

This instrument was prepared by: Everette Parrish TBPR# 026518, Franklin Law PLC, P.O. Box 682422, Franklin, TN 37068-2422, 615-516-3030 cell/text, 615-844-3462 fax, eparrish@law4tn.com.

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby expressly acknowledged, and for the express purpose of conveying by Quitclaim Deed to the Grantee herein, the property herein described, I, **RAFAEL C. RAMOS, a married individual,** do hereby convey to **JUAN GABRIEL RAMOS,** his heirs and assigns forever, all right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Being lot no. 71 on the plan of Southwood subdivision, of record in book 2664, pages 125 and 126, Register's office for Davidson County, Tennessee. Said lot no. 71 fronts 175 feet on the easterly side of Brewer Drive and runs back between lines, 230 feet on the north line and 245 feet on the south line to a dead line in the rear, on which it measures 175.68 feet. Being the same property conveyed to Rafael C. Ramos, married by Warranty Deed from Larry M. Huff, recorded on September 07, 2007 in Instrument # 20070907-0107544 in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) building restrictions, and (5) other matters of public record.

And now I, RAFAEL C. RAMOS, do hereby convey to JUAN GABRIEL RAMOS, and his heirs and assigns forever, the same real estate herein described, to which reference is made, and said real estate is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as set out above.

IN WITNESS WHEREOF, the said RAFAEL C. RAMOS,

does hereby set his signature on the 8 day of Feb., 2024:

RAFAEL C. RAMOS

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, RAFAEL C. RAMOS, the bargainer, with whom I am personally acquainted, or proved to me based on satisfactory evidence, and who acknowledged that he executed the foregoing Quitclaim Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 8th day of February, 2024.

STEPHANY AVILA RAMOS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires
My Commission expires: May 9, 2026

The street address of the herein described property is believed to be 363 Brewer Drive, Nashville, TN 37211, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This instrument was prepared from information furnished by the Grantor herein and the preparer of this deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of the description.

Tennessee Certification of Electronic Document

I, Everette Parrish, 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 10/18/2024 (date of document).

Everette Parrish

Affiant Signature

10/18/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th day of October, 2024.

Kellie Highfill

Notary's Signature

MY COMMISSION EXPIRES: 03/03/2025

NOTARY'S SEAL

