QUITCLAIM DEED

Karen Johnson
Batch # 1195787
10/18/2024 03:35:26 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20241018-0081279

LB-QCD-24-313

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Ena Lopez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF October, 2024.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
313 Madison Building LLC	**Same as New Owner**	
(NAME)	(NAME)	**051 011 056.00**
165 Lakeside Park Dr.		
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ENA B. LOPEZ (FORMERLY KNOWN AS ENA B. LOPEZ-WEILER) AND MARCELO SERNA CASTRO, WIFE AND HUSBAND,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **313 MADISON BUILDING LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all 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:

Property known as 313 Freda Villa Madison, TN 37115, County of Davidson to wit:
Land in Davidson County, Tennessee, being the Lot No. 81, on the Map of Oakland Acres, Section 10, as of record in Book 2900, Page 140, Register's Office for said County,
Said Lot No. 81 fronts 110.0 feet on the east side of Freda Villa and extends back between lines 385.5 feet on the north line and 395.8 feet on the south line of a dead line in the rea, where it measures 127.0 feet thereon.

Being the same property conveyed to Ena B. Lopez-Weiler and Marcelo Serna Castro, wife and husband, by Warranty Deed from Connie S Vandiver, Devisee of the Last Will and Testament of Raymond M. Vandiver (Last Will and Testament entered into the Chancery Court, Probate division, for Sumner County, Tennessee, under Case No. 2017-PR-84), dated April 10th, 2017 and recorded on April 17th, 2017, of record as Instrument No. 20170417-0036854, Register's Office for Davidson County, Tennessee.
Ena B. Lopez-Weiler having since changed her name and is now known as Ena B. Lopez.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **313 Freda Villa, Madison, Tennessee 37115**.

Witness my/our hand(s) this the 18 day of October, 2024.

Ena B. Lopez

Marcelo Serna Castro

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ENA B. LOPEZ-WEILER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18 day of October, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARCELO SERNA CASTRO, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18 day of October, 2024

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212