Prepared By:
Zhara Fernandez
727 Bell R. unit 1017
Antioch, TN 3701B

After Recording Return To:
100 Powell Place 1169
Nashville, Tennessee 37204

Karen Johnson
Batch # 1196383
10/21/2024 03:32:40 PM
Fees: $22.00 Taxes: $0.00

Davidson County
DEEDQC
4 pgs

20241021-0081803

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On October 08, 2024 THE GRANTOR(S),

Z&Gold Properties Solutions Corp ("Grantor"), Zhara Fernandez, CEO

for and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

Zhara Realty Corp. LLC., ("Grantee") Zhara Fernandez, CEO, residing at 727 Bell Rd, unit 1017, Antioch, TENNESSEE County, Tennessee 37013

the following described real estate, situated in Antioch, in the County of Davidson, State of Tennessee

The legal description is:

Land in Davidson County, Tennessee, being Lot No. 31-B on the Plan of Lots 21 thru 31, Zone Lot Division, Hickory Park Villas, Section One, of record in Plat Book 6250, Page 314, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Z&Gold Properties Solutions Corp. by Quit Claim Deed from Cesar A. Gomez in instrument No. 202208080089722 Register's Office for Davidson County, Tennessee, dated May 23, 2024 and recorded on May 29, 2024.

Prior instrument reference: Book 202405290039662, Page _____.

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax Parcel Number: 162-16-0-061.00

Mail Tax Statements To:
Zhara Realty Corp LLC
100 Powell Place 1169
Nashville, Tennessee 37204

[SIGNATURE PAGE FOLLOWS]

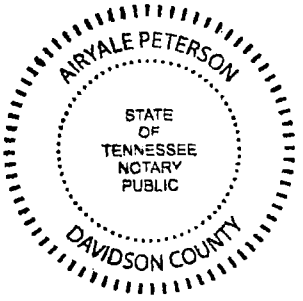
Grantor Signatures:

DATED: 10/9/2024

Zhara Fernandez, CEO, on behalf of Z&Gold Properties Solutions Corp

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 19 day of October, 2024, before me personally appeared Zhara Fernandez, CEO, on behalf of Z&Gold Properties Solutions Corp, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.



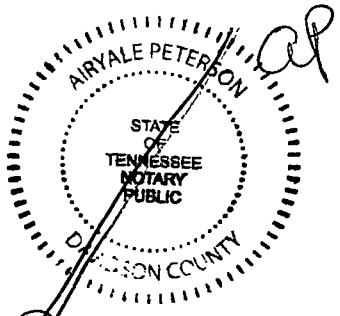
Airyale Peterson
Notary Public

Notary Public
Title (and Rank)

My commission expires 9/8/2025

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $0.00. ZF





Airyale Peterson
Notary
9-8-2025

Affiant
Affiant's Name: Zhara M. Fernandez