NEW OWNER:

Amber Rico
1014 Delmas Avenue
Nashville, Tennessee 37216

SEND TAX BILLS TO:
New Owner

Map & Parcel No: 072-09-0-243.00

THIS INSTRUMENT PREPARED BY:

ROCHELLE, McCULLOCH & AULDS, PLLC
109 North Castle Heights Avenue
Lebanon, Tennessee 37087

PREPARED FROM INFORMATION SUPPLIED BY PARTIES; NO TITLE SEARCH PERFORMED OR REQUESTED; NO TAX ADVICE GIVEN

Space for Recorder's stamp

Karen Johnson Davidson County
Batch # 1209201 DEEDQC
12/02/2024 12:46:32 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241202-0093446

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, **1014 DELMAS AVENUE, LLC, a Tennessee limited liability company**, has this day bargained and sold and hereby does quitclaim and convey unto **AMBER RICO, individually**, her heirs, successors and assigns, forever, all of our interest in the following tract or parcel of land, situated and lying in DAVIDSON County, Tennessee, bound and described as follows, to-wit:

> Land in Davidson County, Tennessee, being the Easterly 50 feet of Lot No. 39 on the Plan of East Hill Addition, of record in Book 332, Page 33, Register's Office for Davidson County, Tennessee, to

which reference is hereby made for a more complete and accurate description.

Said part of Lot No. 39 fronts 50 feet on the South side of Delmas Avenue and runs back between parallel lines, 191 feet, more or less, to a dead line.

Being the same property conveyed to 1014 Delmas Avenue, LLC, a Tennessee limited liability company, by Warranty Deed dated June 7, 2024, from Gary Chad Baker, of record in Instrument No. **20240611-0043429**, Register's Office, Davidson County, Tennessee.

This is improved property known as **1014 Delmas Avenue, Nashville, Tennessee 37216**.

WITNESS MY SIGNATURE hereto this 20th day of November 2024.

1014 DELMAS AVENUE, LLC, a Tennessee limited liability company

By: _____
AMBER RICO, Sole Member & President

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared **AMBER RICO**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged she is the Sole Member and President of **1014 DELMAS AVENUE, LLC, a Tennessee limited liability company**, and being duly authorized such company and on its behalf, executed the foregoing instrument for the purpose therein contained, by signing above.

WITNESS my hand and seal, this 20th day of November 2024.

_____
NOTARY PUBLIC

My commission expires: _____

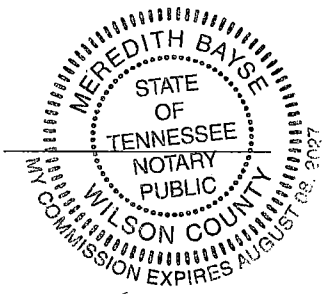
ELLIOTT M BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES JANUARY 12, 2025

****

The actual consideration or value, whichever is greater, for this transfer is **$0.00**.

Melissa Pack
AFFIANT

Sworn to and subscribed to before me this 20th day of November 2024.

My commission expires: 

Meredith Bayse
NOTARY PUBLIC