Karen Johnson Davidson County
Batch# 1216470 DEEDQC
12/16/2024 08:48:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20241216-0097220

REGISTER'S USE ONLY:

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $0.00. Exempt Transfer Pursuant to TCA 67-4-409.

Katherine Waller
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 11th DAY OF December, 2024.

SEAL

Jason C. Nguyen
NOTARY PUBLIC
COMMISSION EXPIRES: 4/26/25

THIS INSTRUMENT PREPARED BY:
Foundation Title & Escrow
Commercial Services Division
277 Mallory Station Rd., Suite 102
Franklin, TN 37067

SEND TAX BILLS TO:
Brothers Pool Plastering LLC
Attn: Edgar Adrian Valenzuela Reveles, Sole Member
~~1045 Lavern Circle, Suite B~~
~~Hendersonville, TN 37075~~
6199 Clarksville Pike
Joelton, TN 37080

NEW OWNER:
~~Brothers Pool Plastering LLC~~
~~1045 Lavern Circle, Suite B~~
~~Hendersonville, TN 37075~~
6199 Clarksville Pike
Joelton, TN 37080

QUITCLAIM DEED

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS OR CERTIFICATIONS AS TO THE CONDITION OF TITLE TO THE ABOVE-DESCRIBED PROPERTY AND HAS PREPARED THIS INSTRUMENT BASED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES. FURTHER THE PREPARER OF THIS INSTRUMENT HAS NOT ACTED AS "SETTLEMENT AGENT" IN THIS TRANSACTION AS THAT TERM IS DEFINED BY THE INTERNAL REVENUE CODE AS MOST RECENTLY AMENDED. THIS INSTRUMENT IS A QUITCLAIM DEED PURSUANT TO T.C.A 66-5-103(2).

This indenture is made and entered into this 11th day of December, 2024 between EDGAR ADRIAN VALENZUELA REVELES (hereinafter referred to as "GRANTOR") and BROTHERS POOL PLASTERING LLC, a Tennessee Limited Liability Company (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, release, remise and convey unto Grantee, all of Grantor's right, title and interests, marital or otherwise, in and to the following described tract or parcel of real property:

Land in the 14th Civil District of Davidson County, State of Tennessee, described according to a survey by Harold H. Cole, Surveyor, dated August 30, 1972, and described as follows:

Beginning at a point in the southerly margin of U. S. Highway 41-A, also known as Clarksville Highway; thence S 35 deg. 45 min. West 183.20 feet; thence N 70 deg. 30 min. West 241.75 feet; thence North 17 deg. 50 min. East 263.43 feet to a point in the southerly margin of U. S. Highway 41-A, Thence easterly along the southerly margin of said U. S. Highway 41-A, 310.13 feet to the point of beginning.

Being the same property conveyed to Rebecca F. Blackwell from Fred C. Pentecost and wife, Nelda Pentecost by Warranty Deed dated October 5, 1981 and recorded on October 6, 1981, in Book 5803, Page 891, Register's Office for Davidson County, Tennessee.

And being the same property conveyed to Buford A. Blackwell and wife, Rebecca Blackwell, Trustees U/A/D June 29 1994 from Rebecca F. Blackwell, Individually by Quitclaim Deed dated June 29, 1994 and recorded on July 14, 1994, in Book 9406, Page 968, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Edgar Adrian Valenzuela Reveles from Buford A. Blackwell and wife, Rebecca Blackwell, Trustees U/A/D June 29 1994 by Warranty Deed dated December 2, 2024 and recorded on December 4, 2024, in Instrument No. 20241204-0094116, Register's Office for Davidson County, Tennessee.

TAX PARCEL # 021 00 0 235.00

The real property conveyed hereby is ☑ improved ☐ unimproved with a property address of: 6199 Clarksville Pike, Joelton, TN 37080.

In the event of a discrepancy between the property address, tax parcel number and the legal description, the legal description shall control.

The above-described property is the same property contained in the prior deed and no new survey is available.

SUBJECT to that certain deed of trust executed by Edgar Adrian Valenzuela Reveles in favor of Wilson Bank & Trust of record in Instrument No. 20241204-0094117, Register's Office for Davidson County, Tennessee.

[SIGNATURE ON FOLLOWING PAGE]

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

Edgar V.
EDGAR ADRIAN VALENZUELA REVELES

STATE OF TENNESSEE)
)
COUNTY OF Rutherford)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared EDGAR ADRIAN VALENZUELA REVELES, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 11th day of December, 2024.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES: 4/26/25

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, **Rhonda S. Hardison**, 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 DECEMBER 11, 2024

Affiant Signature

December 13, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me on this 13th day of December, 2024.

Notary Public
My Commission Expires:

RANDY HARDISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-06-2027