THIS INSTRUMENT PREPARED BY AND AFTER RECORDING RETURN TO:

Thomas J. Elmlinger
Attorney at Law
1616 Westgate Circle, Suite 349
Brentwood, TN 37027

This conveyance is exempt from the Tennessee Real Estate Conveyance Tax under T.C.A. Sec. 67-4-409(a)(4)

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st DAY OF February, 2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-6-2026

ADDRESS NEW OWNER(S) AS FOLLOWS:
Eden's Properties, LLC
Ramirez Revocable Living Trust
6152 S. Mt. Juliet Road
Hermitage, TN 37076

SEND TAX BILLS TO:
Same

MAP – PARCEL NUMBERS
12400008000

THOMAS J. ELMLINGER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, Flavio Martinez, a/k/a Flavio Martinez Perez, and Rosalia Ramirez, a/k/a Rosalia Ramirez Rosas, do hereby remise, release and quitclaim unto Eden's Properties, LLC, a Tennessee limited liability company, its successors and assigns, forever, all the right, title, interest and claim which the Grantors have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of Tennessee, to wit:

Land lying in Davidson County & Wilson County, Tennessee, being Lot No. 4 as shown on the plan of Corynn Meadows Subdivision, as of record in Book 6250, Page 64, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Flavio Martinez Rosas and Rosalia Ramirez Rosas, by Warranty Deed dated August 5, 2022, from Staci Bishop and James M. Bishop, of record as Instrument No. 202208090090284, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 6156 S. Mt. Juliet Road, Hermitage, TN 37076.

WITNESS our hands this 21st day of February, 2025.

Flavio Martinez

Rosalia Ramirez

Karen Johnson
Batch # 1240697
02/26/2025 08:38:20 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20250226-0014100

STATE OF TENNESSEE }
COUNTY OF WILLIAMSON }

Personally appeared before me, a Notary Public in and for said County and State, the within named Flavio Martinez and Rosalia Ramirez, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, TN, this 21st day of February, 2025.

Notary Public

My Commission Expires: 5-6-2026

THOMAS J. ELMLINGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Prepared without benefit of title search from information provided by the parties. Therefore, the preparer makes no certification as to the validity of title.