Karen Johnson Davidson County
Batch # 1241953 DEEDQC
02/27/2025 01 45 08 PM 2 pgs
Fees $13 00 Taxes $296 00
20250227-0014766

Instrument prepared by:
MICHAEL K. WALKER
Attorney at Law
341 Harrison Street
Nashville, Tennessee 37219

QUIT CLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
OSCAR TORRES 1714B 25TH AVE. N. NASHVILLE, TN 37208	NEW OWNER	081-10-0-399.00

KNOW ALL MEN BY THESE PRESENTS:

That CASEY RENEE TORRES, Grantor, for the express purpose of making a conveyance to OSCAR TORRES in fee simple, does hereby demise, release, and forever quitclaim unto the said OSCAR TORRES, his heirs successors and assigns, all of her title, interest, and estate, legal and equitable, in and to a tract or parcel of land located in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2, on the Final Plat of the G. CO. Investments, LLC. Subdivision, as shown on plat of record in Instrument No. 20181017-0103059, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Cornerstone Investments, Inc., by Warranty Deed from G. Co. Investments, LLC, dated January 10, 2019, recorded January 15, 2019, in Instrument No. 20190115-0003864, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record, 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations unimproved.

This is improved property, known as 1714 B 25TH AVENUE, NASHVILLE, TN 37208

Being the same property conveyed to Oscar Torres and Casey Renee Torres, husband and wife by Warranty Deed from Cornerstone Investments, Inc., a Tennessee Corporation, dated May 22, 2020 and recorded June 1, 2020, in Instrument No. 20200601-0055969, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Oscar Torres and Casey Renee Torres, unmarried as tenants in common by Quitclaim Deed from Katelynn Grace Bundy, Trustee, dated October 18, 2023 and recorded October 24, 2023, in Instrument No. 20231024-0083390, in the Register's Office of Davidson County, Tennessee.

THIS IS THE SAME DESCRIPTION AS IN THE PREVIOUS DEEDS OF RECORD.

The said OSCAR TORRESS hereby agrees to pay and agrees to hold CASEY RENEE TORRES harmless from a Deed of Trust in favor of Movement Mortgage, and now being held in favor of Regions, said note bearing an original unpaid principal balance of $348,750.00 as evidenced by a Deed of Trust of record filed in Instrument No. 20200601-0055970, recorded on June 1, 2020 in the Register's Office for Davidson County, Tennessee.

The actual consideration on this transfer is the sum of $ 80,000.00, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged.

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named CASEY RENEE TORRES, the Grantor, with whom I am personally acquainted, who acknowledged to me that she executed the within instrument for the purposes therein contained.

CASEY RENEE TORRES
Grantor

Sworn to and subscribed before me
this 27 day of February, 2025.

NOTARY PUBLIC

SEAN WELTON SCOTT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/08/2025
DAVIDSON COUNTY

My Commission expires. 09/08/2025

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named OSCAR TORRES, the Grantee, with whom I am personally acquainted, who acknowledged to me that he executed the within instrument for the purposes therein contained.

OSCAR TORRES
Affiant/Grantee

Sworn to and subscribed before me
this 27 day of February, 2025.

NOTARY PUBLIC

SEAN WELTON SCOTT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/08/2025
DAVIDSON COUNTY

My Commission expires: 09/08/2025

This instrument prepared from information provided by the parties involved.