QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF March, 2025.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

LB-QCD-25-3112

TENNESSEE NOTARY PUBLIC STATE OF DAVIDSON COUNTY CORTLYN STOKES My Commission Expires 11-08-2028

THIS INSTRUMENT WAS PREPARED BY
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ramiro Reyes	**Same as New Owner**	
(NAME)	(NAME)	**060-04-0-084.00**
202 Promontory Way		
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged; **A & R MASONRY, INC.,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **RAMIRO REYES** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Oak Park of record in Plat Book 3842, Page 138, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

FURTHER DESCRIBED AS FOLLOWS:
Land in the 12th Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson and Pleasant Engineering Company, dated October 24, 1966, as follows:

BEGINNING at a point in the westerly margin of Dickerson Road, said point being South 347.83 feet, more or less, from the center line of Oak Valley Drive, and North 344 feet, more or less, from the center line of Ewing Lane; thence leaving said Road, North 87 deg. 29' West 250 feet to a point; thence N 02 deg. 31' East 208 feet to a point ;thence South 87 deg. 29' East 250 feet to a point in the westerly margin of Dickerson Road; thence with the margin of same southerly 208 feet to the beginning.

Being the same property conveyed to A & E Masonry, Inc., a Tennessee Corporation by Warranty Deed from Emeco Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20201030-0127148, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **3112 Dickerson Pike, Nashville, Tennessee 37207**.

Karen Johnson
Batch # 1252583
03/27/2025 11:41:48 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20250327-0023018

Witness my/our hand(s) this the 10 day of March, 2025.

A & R Masonry, Inc.

BY: _____
Ramiro Reyes
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared RAMIRO REYES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the PRESIDENT of A & R MASONRY, INC., the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as PRESIDENT.

Witness my hand and official seal, this the 10 day of March, 2025.

_____
Notary Public
My Commission Expires: _____
(SEAL)

CORTLYN STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212