Name and Address of New Owner:
Zeke Properties LLC
1121 Spencer Avenue
Gallatin, TN 37066

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 1258438 DEEDQC
04/14/2025 10:30:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250414-0027935

Map & Parcel No: 105 05 0M 002.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Nehemias E. Amaya Sorto, a married man and Rudy Amaya, an unmarried man, as joint tenants with right of survivorship,** "the Grantor," convey and quitclaim unto **Zeke Properties LLC** "the Grantee," all their interest in the following described real estate in Davidson County, Tennessee:

> LAND in Davidson County, Tennessee, being Lot No. 194-B, on the plan of Zone Lot Division, Lots 187 thru 191 and 193 thru 195, Piccadilly Square, Phase II, of record in Plat Book 6250, Page 93 and amended in Plat Book 6900, Page 106, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.
>
> Being the same property conveyed to Nehemias Ezequiel Amayo Sorto by Warranty Deed from Joaquin Martir Salinas Ochoa, dated December 16, 2024, of record in Instrument No. 20250103-0000499, Register's Office for Davidson County, Tennessee.

This is improved property known as 1719-B 14th Avenue S, Nashville, TN 37212

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 11 day of April, 2025.

(SEAL)
Nehemias E. Amaya Sorto

(SEAL)
Rudy Amaya

STATE OF TENNESSEE
COUNTY OF Davidson

On this 11 day of April, 2025, before me personally appeared **Nehemias E. Amaya Sorto** and **Rudy Amaya** to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Witness my hand, at office, this 11 day of April, 2025.

Notary Signature
My commission expires: 11-3-25

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 11 day of April, 2025.

Notary Signature
My commission expires: 11-3-25

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 4.11.25 (date of document).

Affiant Signature

4.11.25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11 day of April, 2025

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

