QUITCLAIM DEED

Karen Johnson
Batch # 1264968
04/25/2025 10 13 18 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250425-0031881

W-QCD-25-806-3516

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 23rd DAY OF April, 2025

Notary Public

MY COMMISSION EXPIRES 5/8/28

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NUMBER (S)
Nella Investment, LLC, a Tennessee limited liability company	**NEW OWNER**	
(NAME)	(NAME)	**033-14-0-083 00 AND 086100047 00**
216 Solitude Circle,		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(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, **ANTONIO TORRES, A MARRIED PERSON,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **NELLA INVESTMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** 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

Tract 1
Land in Davidson County, Tennessee being Lot No 25 on the Plan of Pleasant Hill, as of record in Book 2900, Page 69, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description

Tract 2
Land in Davidson County, Tennessee, being Lot No 75 on the Plan of Chapelwood, Section 2 of record in Plat Book 5200, Page 83, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property Also known as 3516 Magnum Dr , Hermitage, TN 37076

Tract 1
Being the same property conveyed to Antonio Torres, married, by Warranty Deed from Ashley Goad King, Executrix of the Estate of Stanton R Goad of record in Instrument No 20230616-0046013, Register's Office for Davidson County, Tennessee The herein described property is not now nor ever has been the principal place of residence of the grantor herein

Tract 2
Being the same property conveyed to Antonio Torres, a married person by Warranty Deed from Mariam Makar and Hafez Ghobrial, a married couple of record in Instrument No 20240610-0043107, Register's Office for Davidson County, Tennessee The herein described property is not now nor ever has been the principal place of residence of the grantor herein

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 **806 Nella Dr., Goodlettsville, Tennessee 37072 and 3516 Magnum Dr., Hermitage, Tennessee 37076**

Witness my/our hand(s) this the 23 day of Apr, 2023

Antonio Torres
Antonio Torres

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANTONIO TORRES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the ~~28th~~ 23 of ~~March~~ Apr, 2025

Notary Public
My Commission Expires _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires 11-08-2028

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212