QUITCLAIM DEED

W-QCD-25-3513

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

Gilberto Torres
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF May, 2025

Notary Public

MY COMMISSION EXPIRES _____
(AFFIX SEAL)

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 limiited liability company	**NEW OWNER**	
(NAME) **216 Solitude Circle,**	(NAME)	**086-10-0-042 00**
(ADDRESS) **Goodlettsville, TN 37072**	(ADDRESS)	
(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, **GILBERTO TORRES,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **NELLA INVESTMENT, LLC, A TENNESSEE LIMIITED 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

Land in Davidson County, Tennessee, being Lot No 17 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

Being the same property conveyed to Gilberto Torres, an unmarried man, by Warranty Deed from Randall Neil Cole, married, executed on 8/31/2018 and filed for record on September 5, 2018 as Instrument Number 20180905-0088105, 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 **3513-3515 Magnum Dr, Hermitage, Tennessee 37076**

Karen Johnson
Batch # 1270422
05/08/2025 10 21 10 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250508-0036045

Witness my/our hand(s) this the 2 day of May, 2025

Gilberto Torres
Gilberto Torres

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GILBERTO 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 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 Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212