THIS INSTRUMENT PREPARED BY:
Memento Law, PLLC
625 Main Street, Suite 201
Nashville, TN 37206
(615) 219-9710

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Edgar S. Diaz Cruz
Affiant

SUBSCRIBED AND SWORN to before me, this the 16th day of May, 2025.

Notary Public
My Commission Expires: 05/23/2027

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1274265 DEEDQC
05/19/2025 07:43:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250519-0038922

Address of New Owner:	Send Tax Bills To:	Map/Parcel ID:
Sam & Addy Living Trust **1721 4th Avenue North** **Nashville, TN 37208**	**Sam & Addy Living Trust** **1721 4th Avenue North** **Nashville, TN 37208**	**082-05-0-021.00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Edgar Diaz-Cruz, a single man** ("Grantor"), by these presents does hereby Quitclaim and convey unto the **Sam & Addy Living Trust dated May 16, 2025** ("Grantee"), their heirs and assigns, all of their right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

LAND in Davidson County, Tennessee, being the southerly 32 feet of Lot No. 67 in D. T. McGavock's Plan of 98 Lots, as of record in Book 21, Page 7, Register's Office for Davidson County, Tennessee.

SAID part of Lot fronts 32 feet on the westerly side of 4th Avenue North, and runs back between parallel lines 174 feet to an alley, measuring 32 feet thereon. (4th Avenue North formerly being Cherry Street).

BEING the same property conveyed to Edgar Diaz-Cruz, a single man, by Warranty Deed from Three Beans Properties, a Tennessee general partnership consisting of Gail Biener Wales, Anite Biener Howards, and Prit Pal Khalisa of record at Instrument number 20131106-0115164, in the Register's Office for Davidson County, Tennessee, dated October 18, 2013.

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

Together with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including but not limited to, the power to convey.

This is **improved** property known as: **1721 4th Avenue North, Nashville, Tennessee 37208**.

IN WITNESS WHEREOF, Grantor(s) have executed this instrument as of the 16th day of May, 2025.

GRANTOR:

Edgar S. Diaz Cruz

Edgar Diaz-Cruz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 16th day of May, 2025, before me personally appeared Edgar Diaz-Cruz to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this, the 16th day of May, 2025.

Notary Public
My commission expires: 05/07/2027
(SEAL)

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This instrument was prepared from information furnished by the Grantors and without the benefit of a title search. The preparer makes no representation as to the title, use, or any zoning regulations concerning the described property nor any matter except the validity of the form of this instrument.

Certificate of Authenticity

I, Emily Mathenay, 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 May 16, 2025 (date of document).

In witness whereof, Affiant has caused this instrument to be executed on this the 16th day of May, 2025.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 16th day of May, 2025.

Notary Public
My commission expires: 9/5/2028

(SEAL)

