Karen Johnson Davidson County
Batch# 1280549 DEEDQC
06/02/2025 01:37:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250602-0043148

Quit Claim Deed

State of Tennessee
County of Davidson

The actual consideration for this transfer is $ 0 -.

Affiant

Subscribed and sworn to before me this the 30th day of May, 2025

Notary Public
My Commission Expires: 10/4/2027

Ryan Beane
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:
Marketplace Title and Escrow, LLC.
1880 General George Patton Dr.
Suite 107
Franklin, Tennessee 37067

Address of New Owners:	Send Tax Bills To:	Map Parcel Numbers:
2134 25th Ave N LLC 4900 Centennial Blvd. Suite 300 Nashville, TN 37209	NEW OWNER	081-02-0-223.00

KNOW ALL MEN BY THESE PRESENTS that **2416 Hyde Street LLC., a Tennessee limited liability**, company for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has/have bargained and sold, and do/does hereby convey, remise, release and forever transfer unto **2134 25th Ave N., LLC., a Tennessee limited liability company**, their/his/her heirs and assigns, their/his/her entire right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, and described as follows:

A 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. 1 on the Plan of Final Plat Re-Subdivision Lot Nos. 7 & 8 on the Southern Publishing Association of record in Plat at Instrument No. 20230417-0027845, 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 2416 Hyde Street, LLC, A Tennessee Limited Liability Company by Warranty Deed from Ethel A. Newson, a single woman dated April 12, 2024 and recorded on April 19, 2024 of recorded in Instrument No. 20240419-0027999, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Ethel A. Newson, a single woman by Warranty Deed from Bordeaux Community Development Corporation dated March 26, 2009 and recorded on March 30, 2009 of recorded in Instrument No. 20090330-0028265, in the Register's Office of Davidson County, Tennessee.

This is improved property having a physical address of: 2134 25th Avenue North, Nashville, TN 37208

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of records, (4) building restrictions, and (5) other matters of public record.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30th day of May, 2025

2416 Hyde Street, LLC.

By: Alejandro Dominguez
Its: Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Alejandro Dominguez with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and upon oath acknowledged to be the Managing Member of 2416 Hyde Street, LLC., a limited liability company, and that as such Alejandro Dominguez, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said company.

Witness my hand, at office, this 30th day of May, 2025.

Notary Signature
My commission expires: 10/4/2025



Tennessee Certification of Electronic Document

I, Ryan Beare, 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 30, 2025 (date of document).

Affiant Signature

5/30/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of May, 2025.

Notary's Signature

My Commission Expires

MY COMMISSION EXPIRES: July 6, 2027

NOTARY'S SEAL

APRIL G NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY