THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste. 200
Brentwood, TN 37027

Address New Owner(s) as follows:

Cesar Horacio Jimenez Larrea, Trustee
Rosa Manuela Jimenez, Trustee
744 Greymont Drive
Nashville, TN 37217

Send Tax Bill to:
Owner

Map-Parcel Numbers:
133 02 0 359.00
133 02 0 360.00

State of Tennessee
County of Williamson

The Actual Consideration or Value, whichever is greater, for this transfer is $10.00.

Michelle Martin
Affiant

Subscribed and sworn to before me, this the 28th day of April, 2025

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires:
12/09/2028

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Cesar Horacio Jimenez Larrea and Rosa Manuela Jimenez, Husband and Wife** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM Unto **Cesar Horacio Jimenez Larrea and Rosa Manuela Jimenez, Trustees of the Cesar Horacio Jimenez Larrea and Rosa Manuela Jimenez Living Trust dated April 28, 2025, and any amendments thereto.** HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **Davidson County**, STATE OF **Tennessee**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

Said property is conveyed also subject to such other limitations, restrictions, and encumbrances as may affect the premises.

Said property is commonly referred to as 214 Raymond Street, Nashville, TN 37211

IN WITNESS WHEREOF, the undersigned has executed this instrument this 28th day of April, 2025.

Cesar Horacio Jimenez Larrea
Cesar Horacio Jimenez Larrea

Rosa Manuela Jimenez
Rosa Manuela Jimenez

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

Karen Johnson
Batch # 1289160
06/24/2025 10 18 50 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250624-0049555

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Cesar Horacio Jimenez Larrea and Rosa Manuela Jimenez,** the Grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of April, 2025.

My commission expires: 12/09/2028 Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit A

Tract I:
Land in Davidson County, Tennessee being Lot No. 214 on the Plan of Sunrise Heights Addition, as of record in Book 421, Page 2, Register's Office for Davidson County, Tennessee.

Said Lot No. 214 fronts 50 feet on the South side of Raymond Street, and extends back Southerly, between parallel lines, 150 feet to an alley in the rear.

Tract II:
Land in Davidson County, Tennessee, being Lot No. 216 on the Plan of Sunrise Heights Addition, as of record in Book 421, Page 2, Register's Office for Davidson County, Tennessee.

Said Lot No. 216 fronts 50 feet on the Southerly side of Raymond Street, and runs back between parallel lines, 150 feet to an alley in the rear.

Being the same property conveyed to Rosa Jimenez by Special Warranty Deed from as Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America, dated May 8, 2012, of record in Instrument No. 20120529-0046205, said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Cesar Horacio Jimenez Larrea and Rosa Manuela Jimenez, Husband and Wife by Quitclaim Deed from Rosa Jimenez, dated April 28, 2025 of record in Instrument No. 20250624-0049554; said Register's Office.

CHJL
RMJ