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.

Affiant

Karen Johnson Davidson County
Batch# 1294267 DEEDQC
07/07/2025 10:15:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250707-0053132

NICHOLAS RAY HAWKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-5-2028

SUBSCRIBED AND SWORN to before me, this the 7th day of July, 2025.

Notary Public
My Commission Expires: 9/5/2028

Address of New Owner:	Send Tax Bills To:	Map/Parcel ID:
1100 Evangeline Trust **617 W Nocturne Drive** **Nashville, TN 37207**	**1100 Evangeline Trust** **617 W Nocturne Drive** **Nashville, TN 37207**	**070-04-0-088.00**

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, **Pedro Navas and Angela Navas, a married couple** ("Grantors"), by these presents does hereby Quitclaim and convey unto **1100 Evangeline Trust dated May 15, 2023** ("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 Lots No. 51 and 52, Section Two, of the plan of Haynes Heights Subdivision, as of record in Book 2331, Page 58, Register's Office for said County.

BEING the same property conveyed to Pedro Navas and Angela Navas, a married couple, by Warranty deed from Cynthia Dent-Kennedy and Patricia Dent Robertson, of record in Instrument No. 20140321-0023374 Register's Office for Davidson County, Tennessee, dated March 18, 2014 and recorded on March 21, 2014.

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: **617 W Nocturne Drive, Nashville, Tennessee 37207.**

IN WITNESS WHEREOF, Grantor(s) have executed this instrument as of the 7th day of July, 2025.

GRANTORS:

Pedro Navas

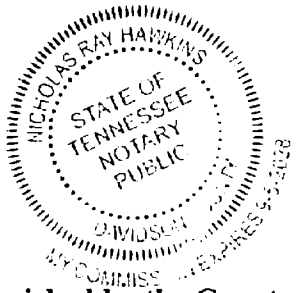
Angela Navas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 7th day of July, 2025, before me personally appeared Pedro Navas and Angela Navas, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this, the 7th day of July, 2025.

Notary Public
My commission expires: 9/5/2028
(SEAL)



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 Mathews, 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 July 7, 2025 (date of document).

In witness whereof, Affiant has caused this instrument to be executed on this the 7th day of July, 2025.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 7th day of July, 2025.

Notary Public
My commission expires: 9/5/2028

(SEAL)

NICHOLAS RAY HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-5-2028