Prepared By:
Nicholas J Simon
1630 Northview Ave
Nashville TN 37216

After Recording Return To:
1630 A and B Northview Avenue
Nashville, Tennessee 37216

Karen Johnson Davidson County
Batch # 1337411 **DEEDQC**
10/23/2025 10 23 36 AM 5 pgs
Fees $27 00 Taxes $0 00
20251023-0084451

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On October 20, 2025 THE GRANTOR(S),

Nicholas J Simon ("Grantor"), a single person, of 1630 A and B Northview Avenue, Nashville, Davidson County, Tennessee 37216

for and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

Carlos Armondo Hernandez, ("Grantee") a single person, residing at 1630 A and B Northview Avenue, Nashville, Davidson County, Tennessee 37216

the following described real estate, situated in Nashville, in the County of Davidson, State of Tennessee

The legal description is:

Land in Davidson County, Tennessee, being Unit No A and Unit No B on the Plan of 1630 Northview Avenue
Properties, a Condominium, a Horizontal Property Regime with Private Elements of record in Exhibit "D" in the
Declaration of Covenants, Conditions and Restriction at Instrument No 20250929-0077362, in the Register's
Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description

of the property

Prior instrument reference: Book 20250929 -0077362, Page _____.

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax Parcel Number: 072103J00100CO / 072103J00200CO

Mail Tax Statements To:
Carlos Armondo Hernandez
1630 A and B Northview Avenue
Nashville, Tennessee 37216

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

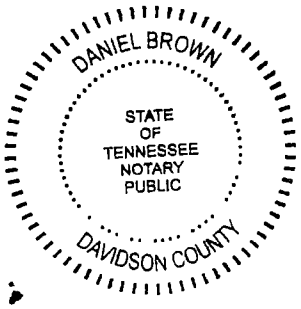
DATED: 10/21/25



Nicholas J Simon
1630 A and B Northview Avenue
Nashville, Tennessee, 37216

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 21 day of October, 2025, before me personally appeared Nicholas J Simon, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed



Daniel Brown
Notary Public

Banker 4
Title (and Rank)

My commission expires 1/24/2028

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Affiant
Affiant's Name: _____

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is
$ ~~0~~

Affiant

Subscribed and sworn before me, this 31st day of October, 2025

Notary

STACEY LOFT
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 09-06-2026