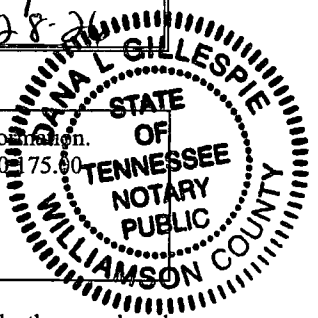
THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, Tennessee 37215** **File No. 251052372**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $0 00 Affiant Subscribed and sworn to before me, this 24th day of November, 2025 Notary Public My Commission Expires. 3-28-26



QUITCLAIM DEED

Address New Owner Ediberto Rivera Melgar and Martha Nodarse 264 Plus Park Blvd Nashville, TN 37217	Send Tax Bills To New Owner	Tax Information. 119 03 0 175.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10 00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Teras Enterprises, LLC, a Tennessee Limited Liability Company,** referred to as the ("Grantor") does hereby quitclaim, transfer and convey unto **Ediberto Rivera Melgar, unmarried and Martha Nodarse, unmarried,** their successors and assigns all of its rights, title and interest in the portion of real property located in the County of Davidson, State of Tennessee, and more particularly described as follows.

That portion of Lot 8 as reflected on plat in Book 5210, Page 106, now being a portion of Lot 9, as shown on Re-Subdivision of Lots 8 & 9 of Resubdivision of The Plus Park Section 15, of record in Plat Book 5190, Page 389, which said plat voids, vacated and supersedes plat in Book 5210, Page 106, said Register's Office

Being part of the same property conveyed to Teras Enterprises, LLC, by deed from Jon G. English, of record in Instrument No 20200716-0078120, said Register's Office

Karen Johnson
Batch # 1350758
11/25/2025 12 40 26 PM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20251125-0094104

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of August, 2024 24th November

Teras Enterprises LLC

Josh B McKenzie, Member

John N Bornstein, Member

Richard B. Betts, Member

DANA L GILLESPIE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Josh B McKenzie, John N Bornstein and Richard Betts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the members (or other officer authorized to execute the instrument) of Teras Enterprises, a Tennessee Limited Liability Company, the within named bargainor, and that they as such authorized members have executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as such aforesaid authorized members

Witness my hand and official seal at office, this 24th day of November, 2025.

Dana L Gillespie
Notary Public

My Commission Expires: 3-28-26