This instrument was prepared upon information furnished by the parties by:
Deanna D. Johnson, Attorney-at-Law, 210 East Public Square, Smithville, TN 37166

Assessor of Property
Davidson County, Tennessee:

This is to certify that I have copied the names of the vender(s) and vendee(s) in said deed of conveyance for the purpose of making proper corrections on the roll of assessment.
MAP 081-11 PARCEL 570.00
DATE_____ TAX YEAR_____

_____ ASSESSOR

Name and Address of Persons responsible for taxes:
Martin L Espinosa
3409 Fairmeade Dr
Nashville TN 37218

STATE OF TENNESSEE
COUNTY OF Davidson

I or we, hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $_____, which amount is equal to or greater than the amount which the property transferred would command at fair voluntary sale.

_____
AFFIANT
Sworn to and subscribed before me on this the day of . 2018.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
M L Espinosa, Affiant
Subscribed and sworn before me this the
17 Day of September, 20 18.
Brandi Wells, Deputy Register

QUITCLAIM DEED

THIS INSTRUMENT made and entered into on this the 13th day of September 2018, by and between, Trinii Enterprises, LLC hereinafter referred to as "Party of the First Part", and Martin L. Espinosa, Renita J. Weems and Savannah Espinosa, hereinafter referred to as "Party of the Second Part".

WITNESSETH:

THAT, FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid, the receipt of which amount being hereby acknowledged, and other good and valuable considerations, the Party of the First Part conveys and quitclaims unto the Party of the Second Part, all of its interest in and to the following

Being Lot. No 103 in McGavock's Addition, as per Plan Book 21, page 41, Register's Office, Davidson County, Tennessee.

Said Lot No. 103 fronts 50 feet in the west side of 11th Avenue, North, formerly Tilden or Filmore Street, and extends back between parallel lines 150 feet to an alley.

Being a portion of the same lands conveyed to Trinii Enterprises, LLC from Martin Espinosa by Quitclaim Deed recorded of record in Instrument Number 20160129-0009096, Register's Office, Davidson County, Tennessee.

IN TESTIMONY WHEREOF, the Party of the First Part has caused this instrument to be signed on this the 13th day of September 2018.

Karen Y Johnson Davidson County
Batch# 141930 DEEDQC
09/17/2018 02:38:36 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20180917-0092130

BY: Martin L. Espinosa
Martin L. Espinosa, Member

BY: Renita J. Weems
Renita J. Weems, Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for the aforesaid state and county, personally appeared Martin L. Espinosa, Member, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence,) and who, upon oath, acknowledged himself a Member of Trinii Enterprises, LLC ., the bargainor, and that he, as such Member, being authorized so to do, executed the foregoing Document for the purposes therein contained by signing the name of the company by himself as such Member.

WITNESS my hand and seal of office in Nashville, Tennessee, on this the 13th day of September, 2018.

Kysa G. Smith-Estes
NOTARY PUBLIC

MY COMMISSION EXPIRES: Sept. 7, 2020

KYSA G. SMITH-ESTES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for the aforesaid state and county, personally appeared Renita J. Weems, Member, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence,) and who, upon oath, acknowledged herself a Member of Trinii Enterprises, LLC ., the bargainor, and that she, as such Member, being authorized so to do, executed the foregoing Document for the purposes therein contained by signing the name of the company by herself as such Member.

WITNESS my hand and seal of office in Nashville, Tennessee, on this the 13th day of September, 2018.

Kysa G. Smith-Estes
NOTARY PUBLIC

MY COMMISSION EXPIRES: Sept. 7, 2020

KYSA G. SMITH-ESTES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON