Karen Johnson Davidson County
Batch# 195995 DEEDQC
02/15/2019 02:45:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190215-0014342

Address New Owner As:	Send Tax Bills To:	Map-Parcel Number(s)
Anasandra Ramirez and Carlos Ramirez, Trustees of The CSR Family Trust 6888 Walnut Hills Drive Brentwood, TN 37027	New Owner	133-00-0-111.00

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 15 day of February, 2019.

Notary Public

My Commission Expires: 9-20-21
(Affix Seal)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **ACSJJ, LLC, a Tennessee limited liability company,** hereinafter referred to as the Grantor, has bargained and sold, and by these presents does transfer and quitclaim unto **Carlos Ramirez and Anasandra Ramirez, Trustees of The CSR Family Trust, dated** 15th February 2019, hereinafter referred to as the Grantee, and Grantee's successors and assigns, all of Grantor's interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Windland Center of record in Plat Book 4675, Page 138, as amended in Book 4865, page 623, in the Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point, this point being an iron pin driven at the side of a corner fence post in the norther boundary of Nolensville Road, this point being 50 feet east of the L & N Railroad property corner; thence North 85 degrees 08 minutes 06 seconds East 235.73 feet along fence line, to an iron pin in the fence; thence parallel to Nolensville Road South 41 degrees 09 minutes 25 seconds East 16.47 feet to an iron pin; thence toward Nolensville Road South 48 degrees 50 minutes 35 seconds West 190.00 feet to an iron pin in the fence line which borders Nolensville Road; thence along the northern boundary of Nolensville

Road North 41 degrees 09 minutes 25 seconds West 156.00 feet to an iron pin, this being the point of beginning and containing 16,384 square feet or 1.376 acres, more or less.

Being the same property conveyed to ACSJJ, LLC, a Tennessee limited liability company, by Warranty Deed from Wise Management, LLC, a Tennessee limited liability company, dated April 28, 2017, recorded April 28, 2017, of record at Instrument No. 20170428-0042086, Register's Office for Davidson County, Tennessee.

This is property commonly known as: **3750 Nolensville Pike, Nashville, TN 37211.**

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

This instrument was prepared from information supplied by the Grantor and Grantee. No title examination, survey, or settlement has been performed and Midtown Title, LLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

IN WITNESS WHEREOF, this instrument has been executed this the 25th day of February, 2019.

GRANTOR:

ACSJJ, LLC, a Tennessee limited liability company

By: _____
Anasandra Ramirez, Member

By: _____
Carlos Ramirez, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Anasandra Ramirez and Carlos Ramirez, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the sole Members of ACSJJ, LLC, the within named bargainor, a Tennessee limited liability company, and that they as such Members being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of ACSJJ, LLC, by the said Anasandra Ramirez and Carlos Ramirez as its Members.

IN WITNESS WHEREOF, this the 15 day of February, 2019.

CHRISTOPHER BUCKLEY BUTLER STATE OF TENNESSEE NOTARY PUBLIC WILSON CO.

_____
Notary Public
My Commission Expires: 9-20-21

True Copy Certification

I, Christopher M Corriveau, do herby make oath that I am a licensed attorney and/or the Custodian of the electronic version of the attached document tendered for registration herewith And that this a true and correct copy of the original document executed and authenticated According to law.

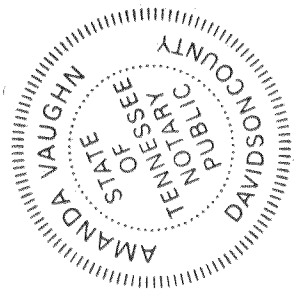
Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature



My Commission Expires: 5/5/2020

Notary's Seal (if on Paper)