QUITCLAIM DEED

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF March, 2019.

Notary Public

MY COMMISSION EXPIRES: 3-8-2021

(AFFIX SEAL)

DELLANA LOWHORN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400 Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Mariano E. Luja	same	092093F00100CO
(NAME)	(NAME)	
419 A 35th Avenue North		
(ADDRESS)	(ADDRESS)	
Nashville TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

M & A Real Estate Investments LLC ("the Grantor")

hereinafter referred to as Grantor, by these presents does hereby remise, release and QUITCLAIM unto

Mariano E. Luja and Danielle H. Luja ("the Grantee")

hereinafter referred to as Grantee, all of her right, title and interest in and to a certain tract or parcel of land in **Davidson County**, Tennessee, described as follows, to wit:

LAND IN DAVIDSON COUNTY TENNESSEE BEING UNIT A AS SHOWN ON THE PLAN ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE M&A DEVELOPMENT TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS WHICH IS A PLANNED UNIT DEVELOPMENT, AS SHOWN OF RECORD IN INSTRUMENT NO.201707190072835, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

Being a portion of the same property conveyed to M & A Real Estate Investments, LLC by Quitclaim Deed from 35th Avenue LLC , dated October 5th, 2018, and as of record in Instrument No.201903040019447, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 210187 DEEDQC
03/26/2019 12:57:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190326-0027255

This is: Improved property, known as 419 A 35th Avenue North Nashville TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

M & A Real Estate Investments,LLC

Akbar Arab, Managing Member

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Akbar Arab, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Managing Member of M& A Real Estate Investments, LLC, the within named bargainor, and he as such Managing Member being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of M& A Real Estate Investments, LLC, by himself as Managing Member.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of March, 2019.

My Commission expires: 3-8-2021

Notary Public

True Copy Certification

I, Deliana Lawhorn, do hereby make oath on oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document marked Exhibit A hereto and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S. Thornton, a notary public for this county and state, Deliana Lawhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19