Karen Johnson Davidson County
Batch# 400854 DEEDQC
05/15/2020 10:17:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200515-0050524

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Miguel A. Palos, Jr. The J&M Irwin Trust 424 Church Street, Ste 2000 Nashville, TN 37219	New Owners	082-05-0-048.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Miguel A. Palos, Jr., an unmarried man and Jeffrey Irwin, a married man***, by these presents do hereby quitclaim and convey unto **Miguel A. Palos, Jr., an unmarried man, as to a 70% interest and Jeffrey Matthew Irwin and Madison Minor Irwin, Trustees of The J&M Irwin Trust dated April 19th, 2020, as to 30% interest,** their heirs, successors and assigns, all of their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being the Southerly 16 2/3 feet of Lot No. 154 and the Northerly 16 2/3 feet of Lot no. 156 on the Plan of the Lots of the North Nashville Real Estate Company as of record in Book 21, Page 105, Registers Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Landon C. Frenzel and wife, Christin C. Frenzel by Warranty deed from Dainon Sidney and wife, Valinda Burks of record in Instrument No. 20060317-0031078 Register's Office for Davidson County, Tennessee, dated March 10, 2006 and recorded on March 17, 2006.

Being the same property conveyed to Miguel A. Palos, Jr., an unmarried man, as to a 70% interest and Jeffrey Irwin, a married man, as to a 30% interest by Warranty deed from Landon C. Frenzel and wife, Christin C. Frenzel of record in Instrument No. 20200505-0047005 **Register's Office for Davidson County, Tennessee, dated April 30, 2020 and recorded on** 5/5/2020.

**This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.*

Being also known as 1609 5th Avenue North, Nashville, Tennessee 37208.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 22nd day of April 2020.

Affiant

My commission expires: (Affix Seal)

Notary Public

ANNE MARIE CHANDLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 4, 2020

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 27th day of APRIL, 2020.

Miguel A. Palos, Jr.

STATE OF CALIFORNIA
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Miguel A. Palos, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal 27th day of April, 2020.

Notary Public

My Commission Expires: 01/01/2024

SEHONG PARK
Notary Public - California
Los Angeles County
Commission # 2314534
My Comm. Expires Jan 1, 2024

Jeffrey Irwin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Jeffrey Irwin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal 30th day of April, 2020.

Notary Public

My Commission Expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021

True Copy Certification

I, **Angie Lawless**, do hereby 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 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, **J. Brandon Miller,** a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022