Karen Johnson Davidson County
Batch# 400864 DEEDQC
05/15/2020 10:23:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200515-0050535

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	087-05-0A-002.00-CO

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 80% interest and Jeffrey Matthew Irwin and Madison Minor Irwin, Trustees of The J&M Irwin Trust dated April 19th, 2020, as to 20% 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 Lot No. 2 on the Plan of Final Plat, Farmingham Woods, Phase I of record in Plat Book 7900, Page 228, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Stephen Maples and Kelsey Maples, husband and wife by Warranty deed from Nikki Popovic, unmarried of record in Instrument No. 20140722-0064828 Register's Office for Davidson County, Tennessee, dated July 18, 2014 and recorded on July 22, 2014.

Being the same property conveyed to Miguel A. Palos, Jr., an unmarried man, as to a 80% interest and Jeffrey Irwin, a married man, as to a 20% interest by Warranty deed from Stephen Maples and Kelsey Maples, husband and wife of record in Instrument No. 20200505-0047013 **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 4002 Farmingham Woods Drive, Hermitage, Tennessee 37076.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 30th 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 7, 2020

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 27 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