Karen Johnson Davidson County
Batch# 543948 DEEDQC
12/31/2020 12:31:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20201231-0155096

THIS INSTRUMENT PREPARED BY:
Southland Law Group, PLLC
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

NEW OWNER:
Teneprop, LLC
19380 Collins Avenue
#1505
Sunny Isles Beach, Florida 33160

SEND TAX BILLS TO:
NEW OWNER

MAP/PARCEL:
091-07-04-483.00
072-15 219.00
71-8 R 2.00 & 4.00
84-8 28.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that WE, **Linguareach, LLC, a California limited liability company,** for and in consideration of Ten and no/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and do hereby convey remise, release and forever quitclaim unto **TENEPROP, LLC, a Tennessee limited liability company**, its entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

TRACT ONE:

Land in Davidson County, Tennessee, being Lot No. 1217 of Block 39 on the Plan No. 2 of West Nashville of record in Plat Book 57, Page 172, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Linguareach, LLC, a California limited liability company by Quitclaim Deed from Paula Angelica Hidalgo, a single person, of record in Instrument 20200918-0107149, Register's Office for Davidson County, Tennessee.

This is improved property known as 5308 A Pennsylvania Avenue, Nashville, TN 37209.

TRACT TWO:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Sherwood Subdivision, as of record in Book 1424, Page 51, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Linguareach, LLC, a California limited liability company by Quitclaim Deed from Paula Angelica Hidalgo, a single person, of record in Instrument 20200918-0107154, Register's Office for Davidson County, Tennessee.

This is improved property known as 1704 Sherwood Lane, Nashville, TN 37216.

TRACT THREE:

Land in Davidson County, Tennessee, being Lot No. 214 on the Plan of Lincoya Hills, Section 7, of record in Plat Book 2331, Page 119, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Linguareach, LLC, a California limited liability company by Quitclaim Deed from Paula Angelica Hidalgo, a single person, of record in Instrument 20200918-0107150, Register's Office for Davidson County, Tennessee.

This is improved property known as 2911 Windemere Circle, Nashville, TN 37214.

TRACT FOUR:

Land in Davidson County, Tennessee being Unit Numbers 2 and 4 on the Plan of Edwin Greens as shown on Exhibit A to the Declaration of Covenants, Conditions and Restrictions of Edwin Green, a Horizontal Property Regime with Private Elements of record in Instrument No. 20191017-0106251, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Linguareach, LLC, a California limited liability company by Quitclaim Deeds from Paula Angelica Hidalgo, a single person, of record in Instrument 20200918-0107153 and Instrument 20200918-0107152, Register's Office for Davidson County, Tennessee.

This is improved property known as 530 Edwin Street Units 2 & 4, Nashville, TN 37207.

This instrument and the interest released and quitclaimed are subject to such limitations, encumbrances, easements and restrictions as may affect the premises.

WITNESS my hand this the 21 day of December, 2020.

Linguareach, LLC, a California limited liability company

By: _____
Paula Angelica Hidalgo, Member

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Paula Angelica Hildago with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Member of Linguareach, LLC, the within named bargainor, a California limited liability company, and that she as such Member being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Paula Angelica Hidalgo as such Member.

Witness my hand and seal at AVENTURA this 29TH day of DECEMBER, 2020.

Notary Public

My commission expires: 09/30/2023

Michael Kroth
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG917796
Expires 9/30/2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.

Affiant

Sworn to and subscribed before me this the 30 day of December, 2020.

Notary Public

My commission expires:

10/3/21

JENNIFER D. STACEY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

JENNIFER D. STACEY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Alexis M. Cantrell, 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.

Alexis M. Cantrell
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Amanda S Williams, a notary public for this county and state, Alexis M. Cantrell, 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: 11. 20. 2024

NOTARY'S SEAL

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

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