Returned To:

Karen Johnson Davidson County
Batch# 560294 DEEDQC
01/25/2021 12:33:00 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210125-0010626

THIS INSTRUMENT WAS PREPARED BY:
Bankers Title & Escrow Corporation
5107 Maryland Way, Suite 115
Brentwood, TN 37027

New Owner:	Send Tax Bills To:	Map & Parcel No:
Moreno Family Holding, LLC 4507 Mill Road Hermitage, TN 37076	Same	108-00-0-031.01

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00) Dollar, cash in hand paid, Galileo Juan Carlos Moreno Medina, unmarried, the Grantor, has bargained and sold, and does hereby transfer, convey and quitclaim unto Moreno Family Holding, LLC, a Tennessee limited liability company, the Grantee, its successors and assigns forever, all of his rights, title and interests in and to certain real property situated in Davidson County, Tennessee, and being more particularly described as follows:

Land in the 3rd, formerly the 2nd, Civil District of Davidson County, Tennessee, being part of Lot No. 2 on the map showing the partition of Shane Lands, not of record, described partly according to a survey made by Z. J. Wilkinson, Surveyor, October 3, 1944, as follows:

BEGINNING at a point in the center of Elm Hill Road at the common corner of Lots No. 1 and 2 on said survey, said point also being the northeast corner of the property conveyed to Lydia S. O'Neal by deed from Alvin Shane, et al, as of record in Book 1430, page 443, Register's Office for said county; thence with the line between said two lots along said O'Neal's easterly line South 0 deg. 15' West, 494 feet, more or less, to the northwesterly margin of the proposed controlled access highway conveyed to the State of Tennessee by deed from James Lassiter, et ux; thence with said northwesterly margin around a curve to the left having a radius of 5,579.65 feet, northeasterly 102 feet, more or less, to the line between Lots 2 and 3 on said survey, being the westerly line of the property conveyed to Lucian Douglas Adams, et ux, by deed from James Howard Robinson, et ux, as of record in Book 2636, page 57, said Register's Office; thence with the line between said Lot Nos. 2 and 3 along said Adam's westerly line North 2 deg. East, 75 feet, more or less, to the southwest corner of the tract designated "Lassiter" of said survey, being the southwest corner of the property conveyed to James Lassiter, et ux, by deed from Arch Harper as of record in Book 566, page 342, said Register's Office; thence with the line between said Lots Nos. 2 and said Lassiter tract along said Lassiter's westerly line North 6 deg. West 322 feet to the center of Elm Hill Road; thence with the center of said road North 88 deg. West, 148 feet to the BEGINNING.

Being the same property conveyed to Susan J. McMahan by Executrix deed from Susan J. McMahan, Executrix of the Estate of Kenneth Arthur Fortin of record in Instrument No.

20150115-0004189 Register's Office for Davidson County, Tennessee, dated January 8, 2015 and recorded on January 15, 2015.

The said Kenneth Arthur Fortin died testate on June 16, 2006 and by virtue of his Last Will and Testament filed in the Probate's Office for Davidson County, Tennessee, Docket No. 06P-1301, devised said property to Susan J. McMahan.

Being the same property conveyed to Galileo Juan Carlos Moreno Medina, unmarried, by Warranty Deed from Susan J. McMahan, unmarried, of record in Instrument No. 20210111-0004797 Register's Office for Davidson County, Tennessee, dated January 8, 2021, and recorded on January 11, 2021.

This is improved property known as 2975 Elm Hill Pike, Nashville, Tennessee 37214.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed for the purposes herein stated by subscribing his signature this 22nd day of January, 2021.

Galileo Juan Carlos Moreno Medina

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Galileo Juan Carlos Moreno Medina, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal in Brentwood, Tennessee, this 22nd day of January, 2021.

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: 9/2/24

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value whichever is greater, for this transfer is $ -0-.

AFFIANT

Subscribed and sworn to before me this 22nd day of January, 2021.

KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC
My Commission Expires: 3/28/22