# QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF February, 2021

Notary Public

MY COMMISSION EXPIRES: 9/12/24

(AFFIX SEAL)

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY THE PARTIES WITHOUT THE BENEFIT OF TITLE SEARCH AND/OR TITLE POLICY

File No.: COM-20-LP-QCD-1400

**THIS INSTRUMENT WAS PREPARED BY**
**Commerce Title & Escrow, LLC**
1812 Broadway, Nashville, TN 37203

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Las Palmas Enterprises Partnership** | NEW OWNER | |
| (NAME) | (NAME) | |
| **3288 Ezell Pike** | | **134-137.00** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37211** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/We, **Las Palmas Mexican Restaurant No.2, Inc., a Tennessee corporation**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO **Las Palmas Enterprises Partnership, a Tennessee general partnership**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 1, LAS PALMAS, as shown on plat of record in Plat Book 11190, Page 125, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Las Palmas Enterprises Partnership, A Tennessee General Partnership composed of Jose' L. Ayala, Jose' Luis Ayala and Quirino Onate' by Warranty Deed from Ronald Dean Davenport and Maxie Dorris Davenport, dated May 2, 1997, of record in Deed Book 10446, Page 893, in the Register's Office of Davidson County, Tennessee; AND being the same property conveyed to Las Palmas Mexican Restaurant No. 2, Inc. by Warranty Deed from William T. Vaughan and Billy W. Vaughan, dated February 22, 1995, of record in Deed Book 9616, Page 342, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐
This is improved ☒ property, known as 1400 Antioch Pike, Antioch, TN 37013
(House Number) (Street) (City or Town) (State) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 579595 DEEDQC
02/26/2021 03:16:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210226-0024946



202102260024946

Witness our hands this 9th day of FEBRUARY, 2021.

**Las Palmas Mexican Restaurant No. 2, Inc., a Tennessee corporation**

By: Jose Leon Ayala (also known as "Jose")
Its: Vice President

JOSE LUIS AYALA By

By: Jose Luis Ayala (also known as "J. Luis Ayala" or "Luis")
Its: Secretary

By: Quirino Onate
Its: President

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, a notary public for said County and State, personally appeared **Jose Leon Ayala**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Vice President of Las Palmas Mexican Restaurant No. 2, Inc., the within named bargainor, a Tennessee corporation, and that he as such Vice President executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 9th day of FEBRUARY, 2021.

MAURICIO SANCHEZ STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
My Commission Expires: 4-23-24

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, a notary public for said County and State, personally appeared **Jose Luis Ayala** (also known as J. Luis Ayala), to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Secretary of Las Palmas Mexican Restaurant No. 2, Inc., the within named bargainor, a Tennessee corporation, and that he as such Secretary executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 9th day of FEBRUARY, 2021.

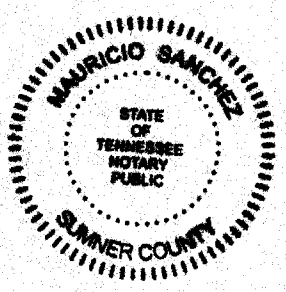
MAURICIO SANCHEZ STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
My Commission Expires: 4-23-24

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, a notary public for said County and State, personally appeared **Quirino Onate**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be President of Las Palmas Mexican Restaurant No. 2, Inc., the within named bargainor, a Tennessee corporation, and that he as such President executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 9th day of FEBRUARY, 2021.




Notary Public
My Commission Expires: 4-23-24

# TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Adam G. LaFevor, do hereby make oath that I am 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.

Adam G. LaFevor

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, the undersigned, a notary public for the above referenced county and state, Adam G. LaFevor, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MY COMMISSION EXPIRES: 5/9/23
NOTARY'S SEAL

KIM D. BENNETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY