THIS INSTRUMENT PREPARED BY:
Steven J. Simerlein, Esq.
P.O. Box 60920
Nashville, TN 37206

Name & address of new owner:	**Send tax bills to:**	**Map-Parcel Number:**
Nolensville Pike Enterprises, LLC Attn: Oscar David Quinones 2604 Nolensville Pike, Suite C Antioch, Tennessee 37011	New Owner	119-05-0-279.00

Karen Johnson Davidson County
Batch# 686607 DEEDQC
07/29/2021 02:38:01 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210729-0102348

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of value, whichever is greater, for this transfer is $0.00.

Affiant

EVAN LING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Subscribed and sworn to before me, this the 28th day of July, 2021

Notary Public
My commission expires: 19th July 2022

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, La Tierra Prometida, LLC, a Tennessee limited liability company ("Grantor"), hereby transfers and quitclaims to Nolensville Pike Enterprises, LLC, a Tennessee limited liability company ("Grantee"), all of Grantor's right, title and interest in and to that certain tract or parcel of land located in Davidson County, State of Tennessee, more particularly described as follows, to wit (the "Property"):

> Land in the 6th Civil District of Davidson County, Tennessee, according to a survey made by Hickerson-Miller Engineers and Surveyors dated January 28, 1959, and more particularly described as follows:
>
> Beginning at a point in the Easterly margin of Nolensville Road, said point being 121.1 feet from the Northeast corner (extended) of Nolensville Road and Jointer Avenue in a direction North 26 degrees 30' West, this point being designated as the point of beginning; thence North 63 degrees 35' east 219.7 feet to an iron pin, North 0 degrees 51' East 12.2 feet to an iron pin; South 89 degrees 50' West 252 feet to an iron pin in the Easterly margin of Nolensville Road; thence along the Easterly margin of Nolensville Road, South 26 degrees 30' East 122.1 feet to the point of beginning.
>
> Being the same property conveyed to Ron Sepehr and Mohsen Sarfehjoo, married persons, by Warranty Deed, from June Vance Brindley, husband Ellis H. Brindley, dated December 6, 1993, recorded December 13, 1993, of record in Book 9184, page 672, Register's Office for Davidson County, Tennessee.

The said Ron Sepehr having conveyed his interest to Sabrina Y. Shoulders by quitclaim deed of record in Book 9619, page 70, dated March 15, 1995, said Register's Office. Then said Sabrina Y. Shoulders having conveyed her interest back to Ron Sepehr by quitclaim deed of record in Instrument No. 20200304-0024113, dated March 4, 2020, said Register's Office.

The said Mohsen Sarfehjoo having conveyed his interest to La Tierra Prometida, LLC, a Tennessee limited liability company, by warranty deed, of record in Instrument No. 20200207-0014409, dated February 4, 2020, said Register's Office.

This Property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

Property physical address: 2608 Nolensville Pike, Nashville, Tennessee 37211

This instrument was prepared from information supplied by the parties. No title examination, survey, or settlement has been performed by the preparer of this quitclaim deed, who shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

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

Said Property is conveyed subject to such limitation, restrictions and encumbrances as may affect the Property.

[Signature page to Quitclaim Deed]

IN WITNESS WHEREOF, this instrument has been executed this the 28th day of July 2021.

GRANTOR:

LA TIERRA PROMETIDA, LLC

By: _____
Oscar David Quinones, Managing Member

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, a Notary Public of the state and county mentioned, personally appeared Oscar David Quinones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Member of La Tierra Prometida, LLC, a Tennessee limited liability company, the within named bargainor, and that he, as such Managing Member, executed the foregoing instrument for the purposes therein contained by signing the name of the company in his capacity as Managing Member.

Witness my hand, at office, this 28th day of July, 2021.

_____
Notary Public

My commission expires: 19th July 2022

EVAN LING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY