My Commission Expires
March 13, 2022

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Suite 150** **Brentwood, TN 37027**	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 17th day of November, 2021. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 757105 DEEDQC
11/17/2021 12:07:40 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20211117-0153118

JAMES ALEXANDER NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires
March 13, 2022

QUITCLAIM DEED

Address New Owner: Pancito, LLC 500 Westover Dr. #7144 Sanford, NC 27330	Send Tax Bills To: New Owner	Tax Information: 071-12-0E-031.00-CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Fernando L. Pizarro and Gulaya L. Pizarro, husband and wife,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Pancito, LLC, a Tennessee limited liability company,** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 31 on the Plat of Lyric at Cleveland Park, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20190729-0074247, as amended in Instrument No. 20210907-0119338, 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 Fernando L. Pizarro and Gulaya L. Pizarro, by Warranty Deed from Cherokee Development Partners, LP, a Tennessee limited partnership of record in Instrument No. 20211102-0146457 dated October 29, 2021 and recorded on November 2, 2021.

This is improved property located at 1145 Harmony Way Nashville, TN 37207

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2021 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16 day of November 2021.

Fernando L. Pizarro

Gulaya L. Pizarro

STATE OF _____)

COUNTY OF _____)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Fernando L. Pizarro and Gulaya L. Pizarro, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this ____ day of November 2021.

_____
Notary Public
My Commission Expires: _____

See Attached California All Purpose Acknowledgement

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Francisco

On 11/16/2021 (Date) before me, G. SeTanya DeShields, Notary Public (Here Insert Name and Title of the Officer),

personally appeared Fernando L. Pizarro (Name(s) of Signer(s))
Gulaya L. Pizarro,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

G. SETANYA DE SHIELDS
Notary Public - California
San Francisco County
Commission # 2281167
My Comm. Expires Mar 15, 2023

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Quitclaim Deed

Document Date: 11/16/2021 Number of Pages: 2

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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