Name and Address of New Owner:**Send Tax Bills To:**
Cinco Palmas LLC **Registered Agent: Jose Luis Soto**
120 PROVIDENCE TRAIL 6102
MOUNT JULIET, TN 37122

Karen Johnson Davidson County
Batch# 811292 DEEDQC
02/24/2022 03:33:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220224-0021516

This Instrument Prepare By:
Anderson Legal, PLLC
113 Cumberland Ave
Suite 100
Madison, TN 37115

Parcel No. 16209012800

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, Jose L. Fundora Soto and Elisa Pelaez Garcia, "the Grantors", convey and quitclaim unto Cinco Palmas LLC, "the Grantee", the following described real estate in Davidson County, Tennessee:

Lot Number 52 on the plan of Hickory View, Section 3 as of record in Book 6250, Page 960, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Yanexis Pelaez by deed from Alphonso Jackson, Secretary for Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, dated February 2, 2007, of record in Instrument No. 20070202-0014012, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jose L. Fundora Soto and Elisa Pelaez Garcia by Warranty Deed from Yanexis Pelaez, dated August 19, 2016, and recorded August 29, 2016 in Instrument No. 20160829-0090231, Register's Office for Davidson County, Tennessee.

This is real property commonly known as:
228 Ash Grove Drive, Nashville, TN 37211

GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HERBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 4th day of February, 2022.

Jose L. Fundora Soto

Elisa Pelaez Garcia

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of February, 2022, before me personally appeared Jose L. Fundora Soto and Elisa Pelaez Garcia, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4th day of February, 2022.

Notary Signature
My commission expires: 9/8/2025

KRISTINA BAGWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property, whichever is greater, is $-0-, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 4th day of February, 2022.

Notary Public
My Commission Expires: January 11, 2026

KENDRA D. TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

TRUE COPY CERTIFICATION

I, Kristina Bagwell, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 2/4/22.

Date: 2/4/22

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Kendra Teasley, a notary public for this county and state, Kristina Bagwell, who acknowledges that this certification of an electronic document is true and correct and whose signature I witnessed.

Sworn to and subscribed to me this 4th day of February, 2022.

Notary Signature

My commission expires:

KENDRA D. TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires
Jan. 11, 2026