Karen Johnson Davidson County
Batch# 832857 DEEDQC
03/31/2022 02:08:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220331-0037647

QUITCLAIM DEED

DENITRA S. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires July 12, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $0.00.

Subscribed and sworn to before me, this the 30 day of March, 2022.

Notary Public

My Commission Expires: 7/12/2022

THIS INSTRUMENT PREPARED BY
Burr & Forman LLP (CTH), 222 Second Avenue South, Suite 2000, Nashville, Tennessee 37201

Address New Owner:	Send Tax Bills To:	Map-Parcel Number:
Gaytan Properties, LLC 9275 Exton Lane Brentwood, Tennessee 37027	SAME	034-06-0-041.00

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **SOSA PROPERTIES, LLC**, a Tennessee limited liability company (hereinafter, the "Grantor"), hereby quitclaims and conveys unto **GAYTAN PROPERTIES, LLC**, a Tennessee limited liability company (hereinafter the "Grantee"), its successors and assigns, all of its right, title and interest in and to all of those tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

Being a parcel of land in the Tenth Civil District of Nashville, Davidson County, Tennessee, said parcel being south of Myatt Drive, north of Alta Loma Road, east of Interstate 65, west of and adjacent to Gallatin Pike and being more particularly described as follows:

Beginning at an iron pin (old) in the westerly right of way of Gallatin Pike (ROW Varies), said pin also being the northeast corner of the Faith Baptist Church of Madison Property, (Inst. No. 20090626-0059483, R.O.D.C.T), said pin also being the southeast corner of said herein tract described and having Tennessee State Plane Coordinates of Northing: 714489.62, Easting: 1761651.87;

Thence leaving Gallatin Pike and with the northern line of said Faith Baptist Church of Madison Property and the southern line of said herein tract , North 58 deg. 26 min. 04 sec. West, 190.43 feet to an iron pin (old), said pin being the southwest corner of the herein tract described, said pin also being a common corner to the Harbour Glen McHenry LLC Property, (Inst. No. 20161222-0134805, R.O.D.C.T.);

Thence leaving said Faith Baptist Church of Madison Property and with said common line of Harbour Glen McHenry LLC Property, North 34 deg. 57 min. 56 sec. East, 162.08 feet to an iron pin (old), said pin being the northwest corner of the herein tract described and having Tennessee State Plane Coordinates of Northing: 714722.08, Easting: 1761582.57;

Thence continuing with said common line, South 57 deg. 01 min. 04 sec. East, 190.11 feet to an iron pin (old) in the westerly right of way of said Gallatin Pike, said pin being the northeast corner of said herein tract described;

Thence leaving said common line and with said right of way of Gallatin Pike, South 34 deg. 57 min. 56 sec. West, 157.37 feet to the point of beginning and containing 30.348.68 feet or 0.69 acres, more or less.

Description taken from an ALTA/NSPS Land Title Survey prepared by William Logan McCraw, (TN RLS #2887) of DBS & Associates, (a TTL Company) conducted on 9-29-2017 (Project #SC 52050) - updated 8-10-2020

Together with a non-exclusive perpetual access easement for ingress and egress to and from Gallatin Road over the existing driveway running along the northeasterly property line of the above described property as shown as a "joint access easement" on that certain plat of All Care Medical Center McHenry, Shopping center, of record in Book 5190, page 701, Davidson County Register of Deeds Office.

Being the same property conveyed to Sosa Properties, LLC, a Tennessee Limited Liability Company by Deed of record in Instrument No. 20200824-0095150, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1616 Gallatin Pike, Madison, Tennessee 37115.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

(Remainder of Page Left Intentionally Blank; Signature Page Follows)

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed as of the 30 day of March, 2022.

GRANTOR:

SOSA PROPERTIES, LLC,
a Tennessee limited liability company

By: _____
Alberto Sosa Gaytan, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public, of the state and county aforesaid, personally appeared Alberto Sosa Gaytan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Sole Member of Sosa Properties, LLC, a Tennessee limited liability company, the within named bargainor, and that he as Sole Member of the limited liability company, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company as Sole Member.

WITNESS my hand, at office, this 30 day of March, 2022.

_____
NOTARY PUBLIC

My Commission Expires: 7/12/2022

DENITRA S. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires July 12, 2022

Tennessee Certification of Electronic Document

I, Kristie Putman, 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 March 30, 2022 (date of document).

Affiant Signature

March 31, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31st day of March, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/25

NOTARY'S SEAL

KAREN HILLEBRAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY