THIS INSTRUMENT PREPARED BY: *Yvette L. Meldrum, Attorney at Law* **Mid-State Title & Escrow, Inc.** *Royal Oaks Trade Center* *128 Holiday Court, Suite 125* *Franklin, TN 37067* *(615) 790-3156* This instrument prepared upon information furnished by the parties without counsel or advice as to legal consequences or tax related matters. No title examination or settlement has been performed and Mid-State Title and Escrow, LLC shall not be responsible for any matter that could have been resolved by a title examination, settlement or legal and/or tax related counsel. 2022-0465	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whichever is greater, for this transfer is $-0-.* *Affiant* Sworn to and subscribed to before me this 8 day of April 20 22 *Notary Public* *My commission expires:* 10-20-24

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024

Name and Address of New Owner: El Gallito Properties LLC 2578 Willow Branch Drive Nashville, TN 37217	Karen Johnson Davidson County Batch# 843118 DEEDQC 04/20/2022 11:46:30 AM 2 pgs Fees: $12.00 Taxes: $0.00 20220420-0045749
Send Tax Bills To: Owner	
Street Address of Subject Property: 2517 Deerpath Drive Nashville, TN, 37217	**Parcel ID:** 149 04 0 148.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Ernesto Rodriguez and Eduardo Plaza Javier**, hereinafter called "**GRANTORS,**" hereby conveys and quitclaims unto **El Gallito Properties LLC,** hereinafter called "**GRANTEE,**" his/her/their heirs and assigns, all of his/her/their right, title and interest in and to a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 469 on the Plan of Section 7, of Edge-O-Lake Estates, as of record in Plat Book 3700, Page 79, Register's Office for said County.

BEGINNING at a point on the southwesterly margin of Deerpath Drive, said point being a common corner of Lots 468 and 469; thence running 133.12 feet southwesterly along the line between Lots 468 and 469 to a point; thence running southeasterly 110.0 feet along the line between Lots 469 and 470 to a point on the northwesterly margin of Willowbranch Drive; thence along said Drive, northeasterly 108.12 feet to the beginning of a curve; thence around said curve 39.27 feet and along the southwesterly margin of Deerpath Drive 85.00 feet to the beginning.

Being the same property conveyed to Ernesto Rodriguez and Eduardo Plaza Javier, by warranty deed of Francisco Ramos and wife, Elpidia Ramos of record in Instrument #20210225-0023844, Register's Office, Davidson County, TN dated February 19, 2021, recorded February 25, 2021. Being also known as 2517 Deerpath Drive, Nashville, TN 37217.

WITNESS my hand this 08 day of April, 20 22

Grantor – Ernesto Rodriguez

Grantor – Eduardo Plaza Javier

RUBY LOPEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Ernesto Rodriguez and Eduardo Plaza Javier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that they/he/she, the within named bargainor, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, this 8th day of April, 20 22

My Commission Expires
January 8, 2024

My commission expires:

NOTARY PUBLIC

True Copy Certification

I, Yvette Meldrum, 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 April 13, 2022.

Affiant Signature

April 13, 2022

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 13 day of April 2022.

Notary's Signature

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024

MY COMMISSION EXPIRES: 10.20.24