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 2022. *Notary Public* *My commission expires:* 10-20-24

BROOKE BERGERON NOTARY PUBLIC STATE OF TENNESSEE 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 11:47:30 AM 2 pgs Fees: $12.00 Taxes: $0.00 20220420-0045751
Send Tax Bills To: Owner	
Street Address of Subject Property: 2942 Anderson Road Nashville, TN, 37217	**Parcel ID:** 150 05 0 065.00

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, **Eduardo Plaza Javier and Ernesto Rodriguez**, 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:

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit: Being Lot No. 632 on the Plan of Section 12, Edge-O-Lake Estates as shown on plat of record in Plat book 3842, page 236, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Eduardo Plaza Javier and Ernesto Rodriguez, by warranty deed of Music City Holdings, LLC of record in Instrument #20201002-0114080, Register's Office, Davidson County, TN dated September 28, 2020, recorded October 2, 2020. Being also known as 2942 Anderson Road, Nashville, TN 37217.

WITNESS my hand this 08 day of April, 2022

Grantor – Eduardo Plaza Javier

Grantor – Ernesto Rodriguez

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, Eduardo Plaza Javier and Ernesto Rodriguez 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, 2022.

My Commission Expires
January 8, 2024

NOTARY PUBLIC

My commission expires:

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

MY COMMISSION EXPIRES: 10-20-24

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