QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF July, 2022

Notary Public

MY COMMISSION EXPIRES: 7/9/2024

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

JM-SB-MF-20-2410-3

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Marcelo Lemus	**NEW OWNER**	
(NAME)	(NAME)	**149-00-0-393.00**
0 Una Antioch Pk.,		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BEN-MAR HOMES, INC., A TENNESSEE CORPORATION,** hereinafter called the Grantor(s), ~~has/have bargained and sold, and by these presents do/does transfer and convey unto~~ * **MARCELO LEMUS** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, ~~that~~ ** certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 3, on the Plan of Final Plat, 2410 Una Antioch Pike, as shown by Plat of record in Instrument No. 20190129-0008425, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Arup Bandyopadhyay and wife, Nandita Bandyopadhyay by Warranty Deed from Guy T. Wright and Shirley C. Wright, Trustees under the revocable Wright Living Trust dated January 17, 2001 of record in Instrument No. 20050516-0054693, Register's Office for Davidson County, Tennessee, dated May 12, 2005 and recorded on May 15, 2005, in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Ben-Mar Homes, Inc. by Warranty Deed from Arup Bandyopadhyay and wife, Nandita Bandyopadhyay of record in Instrument No. 20190723-0072157 Register's Office for Davidson County, Tennessee, dated July 16, 2019 and recorded on July 23, 2019. (Value or consideration as shown in aforementioned deed $80,000.00.)

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **0 Una Antioch Pk., Antioch, Tennessee 37013**.

Karen Johnson Davidson County
Batch# 893581 **DEEDQC**
07/25/2022 02:57:57 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220725-0084893

*BY THESE PRESENTS DO/DOES HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

**ALL GRANTOR(S) RIGHT, TITLE AND INTEREST IN AND TO

Witness my/our hand(s) this the 23rd day of June, 2022

Ben-Mar Homes, Inc.

BY:_____
Jose Marlon Cedillo
Authorized Signatory

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared JOSE MARLON CEDILLO, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the AUTHORIZED SIGNATORY of BEN-MAR HOMES, INC., the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as AUTHORIZED SIGNATORY.

Witness my hand and official seal, this the 23 day of June, 2022.

_____
Notary Public
My Commission Expires: 3-19-2023.
(SEAL)

KAREN SIGUENZA
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 3-19-2023

RETURN TO:

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206