REGISTER'S USE ONLY:

Karen Johnson Davidson County
Batch# 920777 DEEDQC
09/23/2022 12:09:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220923-0105842

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $0.00.

Nicholas Dowley
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 22 DAY OF September 2022.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES:

PATRICIA D. CAVITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026

THIS INSTRUMENT PREPARED BY:
Foundation Title & Escrow
Commercial Services Division
277 Mallory Station Rd., Suite 102
Franklin, TN 37067

SEND TAX BILLS TO:
Johan Madriz and Merari E. Villatoro
9617 Portofino Drive
Brentwood, TN 37027

NEW OWNER:
Johan Madriz and Merari E. Villatoro
9617 Portofino Drive
Brentwood, TN 37027

QUIT CLAIM DEED

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS OR CERTIFICATIONS AS TO THE CONDITION OF TITLE TO THE ABOVE-DESCRIBED PROPERTY AND HAS PREPARED THIS INSTRUMENT BASED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES. FURTHER THE PREPARER OF THIS INSTRUMENT HAS NOT ACTED AS "SETTLEMENT AGENT" IN THIS TRANSACTION AS THAT TERM IS DEFINED BY THE INTERNAL REVENUE CODE AS MOST RECENTLY AMENDED.

This indenture is made and entered into this 22 day of September, 2022 between DISTRIBUIDORA LIMENA, INC., a Tennessee Corporation (hereinafter referred to as "GRANTOR") and JOHAN MADRIZ AND MERARI E. VILLATORO, as equal tenants in common (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, release, remise and quitclaim unto Grantee, all of Grantor's right, title and interests, marital or otherwise, in and to the following described tract or parcel of real property:

Being a tract or parcel of property located in Nashville, Davidson County, Tennessee and being more particularly described as follows:

Beginning at the Southwesterly corner of said property; Thence North 42 deg 55 min 53 sec East 280.52 feet to mark on concrete in the Southerly row of CSX transportation; Thence with said row South 60 deg 56 min 14 sec East 179.42 feet to an iron pin; Thence South 42 deg 51 min 55 sec West 335.71 feet to an iron pin in the Northerly margin of Antioch Pike; Thence North 43 deg 04 min 38 sec West 175.00 feet to the Point of Beginning.

Being the same property conveyed to Distribuidora Limena, Inc., a Tennessee corporation from Vastland Development Partnership, a Tennessee general partnership by Warranty Deed dated September 21, 2012 and recorded on September 24, 2012 in Instrument No. 20120924-0086769, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Distribuidora Limena, Inc., a Tennessee corporation from Vastland Development Partnership, a Tennessee general partnership by Quitclaim Deed dated September 21, 2012 and recorded on September 24, 2012 in Instrument No. 20120924-0086770, Register's Office for Davidson County, Tennessee.

TAX PARCEL # 134 00 0 113.00

The real property conveyed hereby is ☑ improved ☐ unimproved with a property address of: 1188 Antioch Pike, Nashville, TN 37211.

In the event of a discrepancy between the property address, tax parcel number and the legal description, the legal description shall control.

The above-described property is the same property contained in the prior deed and no new survey is available.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

DISTRIBUIDORA LIMENA, INC.,
a Tennessee Corporation

BY: _____
JOHAN MADRIZ, President

BY: _____
MERARI E. VILLATORO, Vice-President

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared JOHAN MADRIZ AND MERARI E. VILLATORO, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged him or herself to be the President and Vice-President of DISTRIBUIDORA LIMENA, INC., a Tennessee Corporation, being authorized to execute the foregoing instrument for the purposes therein contained by signing the name of the corporation by him or herself as such officer. Witness my hand and seal at office in the aforesaid state and county this 22 day of September, 2022.

SEAL

STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires 02-25-2023

_____
NOTARY PUBLIC
COMMISSION EXPIRES: _____

Certificate of Authenticity

I, **Doné Oglesby**, 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 **September 22, 2022**.

Date

Affiant Signature

09/23/2022

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **23rd** day of **September**, 20**22**.

Notary's Signature

My Commission Expires: Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026