Karen Johnson Davidson County
Batch# 936995 DEEDQC
11/02/2022 02:27:30 PM 3 pgs
Fees: $18.00 Taxes: $532.06
20221102-0118475

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.ASSOCIATES.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL.

QUITCLAIM DEED

Address New Owner:	Send Tax Bill To:	Map-Parcel Numbers
Anyela Rosibel Zelaya Maradiaga and Claudio Moradel	Same as Owner	39-67.00
5061 Clarksville Highway		
Whites Creek, TN 37189		
THIS INSTRUMENT PREPARED BY: Smith.Sholar.Milliken. PLLC. 1164 Nashville Pike Gallatin, TN 37066	STATE OF TENNESSEE COUNTY OF SUMNER } The actual consideration or value, whichever is greater, for this transfer is $ 143,800.00 . Affiant Subscribed and sworn to before me, this the 31st day of October, 2022. Notary Public My commission expires: 09/23/2025 RACHEL L. DUDLEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY	

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid by Grantee, the receipt of which is hereby acknowledged **MM REI HOLDINGS, LLC, a Tennessee Limited Liability Company, as to 50% interest**, "Grantor" by these presents, does hereby quitclaim and convey unto **Anyela Rosibel Zelaya Maradiaga and Claudio Moradel, wife and husband**, "Grantee", their successors and assigns, all of their right, title, and interest in and to the following described property in Davidson County, Tennessee:

Land in the 2nd, formerly 4th Civil District of Davidson County, Tennessee, described as follows:

Being Lot No. 1 on the plan of Final Plat Chester-Hazelwood Subdivision, of record in Book 8250, Page 97, as corrected in Book 8610, Page 654, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to MM REI HOLDINGS, LLC, a Tennessee Limited Liability Company, as to 50% interest, Anyela Rosibel Zelaya Maradiaga, as to a 25% interest, and Claudio Moradel, as to a 25% interest, as tenants in common, by Warranty Deed from Joan Dishman, unmarried, dated November 16, 2020, and recorded on November 18, 2020, of record in Instrument No. 20201118-0135584, Register's Office for Davidson County, Tennessee.

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

This is improved property, known as 5061 Clarksville Highway, Whites Creek, Tennessee 37189.

Witness my hand this 31 day of October, 2022.

MM REI HOLDINGS, LLC, a Tennessee Limited Liability Company

BY: _____

~~Shauilei~~ Ma, Managing Member

Shuailei

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public of the state and county mentioned, personally appeared ~~Shauilei~~ Shuailei Ma, 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 Managing Member of MM REI Holdings, LLC, the within named bargainor, a Limited Liability Company, and that such ~~Shauilei~~ Shuailei Ma as such Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Managing Member.

Witness my hand and seal, at office, this 31 day of October, 2022.

_____
Notary ~~Signature~~

My commission expires: 9/21/26

LESLIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-21-2026

22-17480

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 10/31/22 (date of document)

Affiant Signature

10/31/22
Date

State of TN

County of Sumner

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

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY