Karen Johnson Davidson County
Batch# 963304 DEEDQC
01/23/2023 09:47:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230123-0005005

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Jose Carpio 911 McMahan Avenue Nashville, TN 37216-2132	New owner	011-133.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Stoneworks Properties LLC, a Tennessee limited liability company**, by these presents does hereby quitclaim and convey unto, **Jose Carpio, a married person**, his successors, representatives, and assigns, its rights, title and interest in and to the following described tract of land in **Davidson** County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 1 on the David B. Allen and Marcelle J. Allen Subdivision, as of record in Book 6050, page 504, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Larry Cox by Substitute Trustee's Deed from Clear Recon, LLC, Substitute Trustee, dated January 24, 2022, of record in Instrument No. 20220204-0013221, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Music City Holdings, LLC, A Texas Limited Liability Company by Warranty Deed from Larry Cox, married, dated February 24, 2022, and filed of record in Instrument No. 20220225-0021677, Register's Office for Davidson County, Tennessee, on February 25, 2022.

Being the same property conveyed to Stoneworks Properties LLC, a Tennessee limited liability company by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company, dated February 24, 2022 and recorded on March 10, 2022, of record in Instrument No. 20220310-0027626, Register's Office for Davidson County, Tennessee.

Being also known as 2745 Greer Road, Goodlettsville, TN 37072.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 23rd day of January, 2023.

Affiant

My commission expires: 7-7-25
(Affix Seal)

Notary Public

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 23 day of January, 2023.

Stoneworks Properties LLC,
a Tennessee limited liability company

By: _____
Jose Carpio, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Jose Carpio**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of Stoneworks Properties LLC, a Tennessee limited liability company, and that he/she/they, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 23rd day of January, 2023.

_____
Notary Public

My Commission Expires: 7-7-25

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Tennessee Certification of Electronic Document

I, Steven T. Mollis 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 January 23, 2023 (date of document).

Affiant Signature

January 23, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 23rd day of January, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023