QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1047471 DEEDQC
09/07/2023 02.41 15 PM 2 pgs
Fees $12 00 Taxes $0 00

20230907-0070354

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 31st DAY OF August, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

BRITTANY SENSABAUGH
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/03/2027
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NUMBER (S)
504 Properties LLC, A Tennessee Limited Liability Company	**Same as owner**	
(NAME) **504 W Due West Ave,**	(NAME)	**050-15-0-153 00**
(ADDRESS) **Madison, TN 37115**	(ADDRESS)	
(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, **GUERRERO PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **504 PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to 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 469 on the Plan of Parkwood Estates, Section Three of record in Plat Book 3300, Page 31, in the Register's Office for Davidson County, Tennessee

Said Lot No 469 fronts 78 82 feet on the Easterly margin of Qualynn Drive and runs back between lines, the Northerly line being 145 8 feet and the Southerly line being 137 6 feet to a line in the rear measuring 107 9 feet thereon

Being the same property conveyed to Guerrero Properties, LLC, a Tennessee limited liability company by Warranty Deed from Sherry D Cheatham of record as Instrument Number 20230309-0017087, Register's Office for Davidson County, Tennessee, dated March 7, 2023 and recorded on March 9, 2023

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 **3192 Qualynn Drive, Nashville, Tennessee 37207**

Witness my/our hand(s) this the 31 day of Aug, 2023

Guerrero Properties, LLC, a Tennessee limited liability company

BY _____
Chrisitan Guerrero
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISITAN GUERRERO, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the Sole Member of Guerrero Properties, LLC, a Tennessee limited liability company the within named bargainor, a limited liability company, and that he/she as such Sole Member executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 31 of Aug, 2023

_____
Notary Public
My Commission Expires _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212