Karen Johnson Davidson County
Batch# 1049685 DEEDQC
09/14/2023 08:06:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230914-0071971

PREPARED BY:
Closed Title
278 Franklin Road, Suite 160
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 12th day of September, 2023.

NOTARY PUBLIC
My Commission Expires: 01/25/26

ADDRESS OF NEW OWNER:
BGOFTN Loan Holdings – Valdez, LLC
3401 Mallory Lane, Suite 100
Franklin, TN 37067

SEND TAX BILLS TO:
New Owner

Map & Parcel: Portion of 023.00 0 028.00

ANDREA LEIGH STEINMAN
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Ulysses Javier Valdez and Alexandra Elaine Gregory Valdez**, Grantor, does hereby quitclaim and convey all of their undivided right, title and interest, to the hereinafter described property to **BGOFTN Loan Holdings – Valdez, LLC, a Tennessee limited liability company**, Grantee. Said property conveyed herein is described as follows:

SEE ATTACHED EXHIBIT "A"

This is real property commonly known as 935 Clay Lick Court, Whites Creek, Tennessee 37189.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 12th day of September, 2023.

Ulysses Javier Valdez

Alexandra Elaine Gregory Valdez

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Ulysses Javier Valdez and Alexandra Elaine Gregory Valdez**, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 12th day of September, 2023.

Notary Public

My Commission Expires: 11/06/2024

I. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT "A"

Being land found in the Second Civil District and the Thirty-Fifth Council District of Nashville and Davidson County, Tennessee and being more particularly described as follows:

Commencing at a concrete monument in the southerly right of way of Interstate 24, said point being 150' right of centerline station 288+27.81 as shown on Tennessee Department of Transportation Right of Way Plans, Project Number I-24-9(2)32; thence N 74 deg. 57' 22" W a distance of 102.16' to an iron pin found, the true point of beginning, said point also being the northeasterly corner of Gregory, etal, of record in Instrument Number 202001140005178, said point also being the northernmost corner of Wallace, of record in Instrument Number 201811090110876;

Thence with Wallace the next three calls:

S 53 deg. 09' 25" W a distance of 305.83' to an iron pin found;
S 48 deg. 04' 02" E a distance of 305.38' to an iron pin found;
S 10 deg. 14' 09" W a distance of 100.65' to an iron pin found;
Said point of being the northeasterly corner of Bowden, of record in Instrument Number 202104220054081;

Thence with Bowden's northerly line N 84 deg. 12' 40" W a distance of 1196.89' to an iron pin found, said point being Bowden's northwesterly corner, said point also being Fox's northeasterly corner, of record in Instrument Number 200609080111601;

Thence with Fox's northerly line N 84 deg. 16' 42" W a distance of 126.97' to an iron pin set, said point being a southeasterly corner of Wallace, of record in Instrument Number 200207290090494;

Thence with Wallace's Easterly line N 48 deg. 48' 57" E a distance of 435.00' to an iron pin set, said point being Wallace's northeasterly corner;

Thence creating new lines crossing the Gregory, etal property for the next four calls:

N 44 deg. 17' 44" E a distance of 436.46' to an iron pin set;
S 47 deg. 55' 41" E a distance of 587.69' to an iron pin set;
N 53 deg. 35' 42" E a distance of 306.65' to an iron pin set;
Thence S 47 deg. 45' 14" E a distance of 50.44' back to the point of beginning and containing 11.1 acres (484,740 square feet) more or less. According to survey dated May 16, 2022 by Thomas William Crow, RLS No. 2758.

Being the same property conveyed to Ulysses Javier Valdez and Alexandra Elaine Gregory Valdez from Deborah Gregory, John Gregory and Pamela Faye Hicks, by Quitclaim Deed, of record in Instrument No. 20220621-0070175, Register's Office for Davidson County, Tennessee.

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 12, 2023.

J. Carlton Drumwright

September 12, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on September 12, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY