Karen Johnson Davidson County
Batch# 1087726 DEEDQC
01/02/2024 03:23:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240102-0000366

(Notary Stamp) Andrew Suzore State of Tennessee Notary Public Davidson County	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value for this transfer is $-0-. Daniel Thompson Affiant Subscribed and sworn to before me, this 2nd day of January, 2024. Notary Public My commission expires: May 2, 2027

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
FDS LLC **C/O Dalila Roxana Castaneda De Menjivar**	**SAME AS NEW OWNER**	**080-12-0-050.00**
1013 Snow Avenue		
Madison, TN 37115		

FOR AND IN CONSIDERATION of TEN AND 00/100 DOLLARS ($***10.00), the receipt of which is hereby acknowledged, I, **Dalila Roxana Castaneda De Menjivar, a married woman*** (hereinafter the "Grantor"), hereby quitclaim and convey to **FDS LLC, a Tennessee limited liability company** (hereinafter the "Grantee"), its representatives and assigns, any and all right, title and interest that I have in and to the following real property located in Davidson County, Tennessee, being further described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 135 on the Plan of Section Four, Bordeaux Hills of record in Plat Book 3600, Page 49, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 135 fronts 55.0 feet on the Northeasterly side of LaGrange Drive and extends back 160.15 feet on the Southeasterly line and 150.0 feet on the Northwesterly line to a dead line in the rear, measuring 56.03 feet thereon.

Being the same property conveyed to Dalila Roxana Castaneda De Menjivar by Warranty Deed from Mary Lee Cleveland, married of record in Instrument No. 20230105-0000848 Register's Office for Davidson County, Tennessee, dated December 27, 2022 and recorded on January 05, 2023.

BEING improved known as **3198 Lagrange Drive, Nashville, TN 37218.**

**The subject property having never been the personal, primary residence of Grantor at any time, Grantor warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated in T.C.A. § 26-2-301 or other similar statutes therein.*

This conveyance of the property is made expressly subject to all limitations, restrictions and encumbrances as may affect the property.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument has been prepared based solely upon information provided by the parties herein, and unverified by the preparer. This instrument has been prepared without the benefit of a title search and no warranties or representations are made by the Grantor nor the preparer of this document in any manner whatsoever.

IN WITNESS WHEROF I have hereunto set my hand this 2nd day of January, 2024.

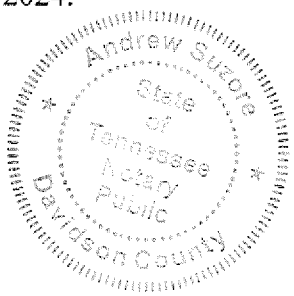
Dalila Roxana Castaneda De Menjivar

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Dalila Roxana Castaneda De Menjivar, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 2nd day of January, 2024.

Notary Public
My Commission Expires: May 7, 2025



Tennessee Certification of Electronic Document

I, Andrew Suzore, 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 01/02/2024 (date of document).

Affiant Signature

01/02/2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 2nd day of January, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 11-2-26

NOTARY'S SEAL

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY