QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1096189 DEEDQC
01/31/2024 09:36:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240131-0006727

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January, 2024

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ELIZABETH YERGER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

THIS INSTRUMENT WAS PREPARED BY (and return to):
Hunter, Hayes, Hinton & Lux, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
AvoCasa Holdings, LLC	**Same**	
(NAME) **974 Malquin Drive**	(NAME)	**06107001000**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED,

MARIO A. RODRIGUEZ, A SINGLE MAN

BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO

AVOCASA HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

ITS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S RIGHT, TITLE AND INTEREST TO THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 17 OF BLOCK I, ON THE PLAN OF BROADMOOR, SECTION 2, OF RECORD IN PLAT BOOK 547, PAGE 174, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO MARIO RODRIQUEZ, A SINGLE MAN BY WARRANTY DEED FROM KELLY MARIE MIKOLAJCZYK, UNMARRIED DATED JUNE 02, 2022 AND FILED FOR RECORD JUNE 13, 2022 IN INSTRUMENT #20220613-0066979, REGISTER OF DEEDS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

The subject property was not the marital residence of the Grantor herein, and as such is not subject to any homestead interest as contemplated by T.C.A. § 26-2-301, et seq., or other similar Tennessee law or statute.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

[Signatures to appear on the following page]

[Signature page of Quitclaim Deed]

This is **improved** property known as: 974 Malquin Drive Nashville, TN 37216.

Witness our hands this the 26 day of January, 2024.

Mario A. Rodriguez

STATE OF New Jersey)
COUNTY OF Essex)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mario A. Rodriguez, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26 day of January, 2024.

Notary Public
My Commission Expires: 1/6/2028

REEM SHATER
Notary Public, State of New Jersey
My Commission Expires Jan 6, 2028

Certificate of Authenticity

I, Robyn DeBray, 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 1/26/2024.

Robyn DeBray

Affiant Signature

1/31/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

31 day of January, 20 24.

Notary's Signature

My Commission Expires: 5-9-2026

Notary's Seal (if on paper)

