QUITCLAIM DEED

Karen Johnson Davidson County
Batch # 1105913 DEEDQC
02/29/2024 09:49:45 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240229-0013914

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 27th DAY OF February 20 24.

Notary Public

MY COMMISSION EXPIRES: 07/09/24 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 2024

BS-RCN-23-206

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
3012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Guerrero Properties LLC, a Tennessee Limited Liability Company	**Same as new owner**	
(NAME)	(NAME)	**034-07-0-003-00**
512 Freda Villa		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, **504 PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **GUERRERO 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. 16, on the plan of Shepherd Hills Subdivision, as shown on plat of record in Book 2331, Page 46, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to 504 Properties, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Stacy M. Ward, single, dated February 10, 2023 and recorded February 14, 2023 in Instrument No. 20230214-0010820, Register's Office of Davidson County, Tennessee.

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: **206 Shepherd Hills Drive, Madison, Tennessee 37115**.

Witness my/our hand(s) this the 13 day of February, 2024.

504 Properties LLC

BY: _____
Christian Guerrero
Member Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTIAN 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 MEMBER MANAGER of 504 PROPERTIES LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 13 of February, 2024.

_____
Notary Public
My Commission Expires: _____
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

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