QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1109496 DEEDQC
03/11/2024 10:26:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240311-0016622

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF March, 2024.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-24-2028

THIS INSTRUMENT WAS PREPARED BY (and return to):

Lux Law Group, PLLC
1201A 7th Ave. N.
Nashville, TN 37208

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
She's a Beaut Clark, LLC	**Same**	
(NAME)	(NAME)	
4014 Williford Way		**140-00-0-062.00**
(ADDRESS)	(ADDRESS)	
Spring Hill, TN 37174		
(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,

BENJAMIN MICHAEL PACHECO, A MARRIED PERSON, AND LAWRENCE PACHECO, A MARRIED PERSON, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP ("GRANTOR")

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

SHE'S A BEAUT CLARK, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, 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 DESCRIBED ACCORDING TO A SURVEY BY J. BRUCE RAINEY, SURVEYOR #823, DATED JULY 25, 1995, KNOWN AS JOB #950094, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET IN THE CENTER OF A 50' JOINT USE INGRESS, EGRESS AND PUBLIC UTILITY EASEMENT, SAID POINT OF BEGINNING BEING THE SOUTHEASTERLY COMMON COMER OF TRACTS 15 AND 14 OF THE HEATH PROPERTY, DIVISION NOT OF RECORD; THENCE, WITH THE LINES OF TRACTS 14, 13, 12 AND 11 AND LEAVING THE CENTER LINE OF SAID EASEMENT; NORTH 34 DEGREES, 40°, 12", WEST 11 78.98' TO AN IRON PIN SET IN THE SOUTHERLY PROPERTY LINE OF TRACT 17; THENCE WITH THE SOUTHERLY LINE OF TRACT 17, SOUTH 85 DEGREES, 50°, 32", EAST 319.86' TO

AN IRON PIN; THENCE, LEAVING THE LINE OF TRACT 17 AND WITH THE SOUTHWESTERLY LINE OF TRACT 16, SOUTH 34 DEGREES, 40°, 12", EAST 958.22' TO AN IRON PIN SET IN THE CENTER OF THE SAID 50° JOINT USE INGRESS, EGRESS AND PUBLIC UTILITY EASEMENT; THENCE, WITH CENTER OF SAID EASEMENT, SOUTH 50 DEGREES, 41°, 36", WEST 250.00' TO THE POINT OF BEGINNING, CONTAINING 6.11 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO KENT W. BALDWIN, UNMARRIED AND AUDREY M. HARLEY, UNMARRIED BY INSTALLMENT DEED FROM LLOYD FRANKLIN GREENE, UNMARRIED OF RECORD IN DEED BOOK 9778, PAGE 361, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 18, 1995 AND RECORDED ON AUGUST 30, 1995.

THE SAID KENT W. BALDWIN DIED TESTATE ON APRIL 17, 2019, LEAVING LAST WILL AND TESTAMENT FILED FOR PROBATE IN DOCKET NO. 19P1000, SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE (PROBATE DIVISION). IN ACCORDANCE WITH THE TERMS OF THE WILL, GLEN AKA GLENDON MILLER IS NAMED AS PERSONAL REPRESENTATIVE OF THE ESTATE OF KENT WILFORD BALDWIN, DECEASED.

BEING THE SAME PROPERTY CONVEYED TO CHANCE STORY, UNMARRIED BY EXECUTOR'S DEED FROM GLEN MILLER, AS EXECUTOR OF THE LAST WILL AND TESTAMENT OF KENT W. BALDWIN OF RECORD IN INSTRUMENT NO. 20210412-0048102, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED APRIL 08, 2021 AND RECORDED ON APRIL 12, 2021.

BEING THE SAME PROPERTY CONVEYED TO BENJAMIN MICHAEL PACHECO, A MARRIED PERSON, AND LAWRENCE PACHECO, A MARRIED PERSON, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP, BY WARRANTY DEED FROM CHANCE STORY, UNMARRIED, AND AUDREY M. HARLEY, UNMARRIED, OF RECORD IN INSTRUMENT NUMBER 20240305-0015413, REGISTER'S 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.

This is **unimproved** property known as: **8674 Poplar Creek Road, Nashville, TN 37221**

Witness our hands this the 5th day of March, 2023.

Benjamin Michael Pacheco

Lawrence Pacheco

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Benjamin Michael Pacheco and Lawrence Pacheco**, 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 5th day of March 2024.

Notary Public
My Commission Expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-24-2028

Certificate of Authenticity

I, Ryan Lux, 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 3/11/24.

Date

Affiant Signature

3/11/24

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11 day of March, 2024.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027