Karen Johnson Davidson County
Batch# 1109996 DEEDQC
03/12/2024 08:47:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240312-0016924

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 8th day of May, 2024.

NOTARY PUBLIC
My Commission Expires: Mar. 31, 2027

AMIR M MIKHAEL
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #7501186
My Commission Expires Mar. 31, 2027

ADDRESS OF NEW OWNER:
Ulysses Javier Valdez and
Alexandra Elaine Gregory Valdez
P.O. Box 113
Whites Creek, TN 37189

SEND TAX BILLS TO:
New Owner

Map & Parcel: Portion of 023 00 0 028.00

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **BGOFTN Loan Holdings – Valdez, LLC, a Tennessee limited liability company,** Grantor, does hereby quitclaim and convey all of its undivided right, title and interest, to the hereinafter described property to **Ulysses Javier Valdez and Alexandra Elaine Gregory Valdez, husband and wife**, 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 8th day of Mar., 2024.

BGOFTN LOAN HOLDINGS-VALDEZ, LLC

By: Marsha Sizemore
Its: Chief Executive Member

STATE OF ~~TENNESSEE~~ VA

COUNTY OF Rockbridge

Before me, the undersigned, a Notary Public of said County and State, personally appeared Marsha Sizemore, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Chief Executive Member (or other officer authorized to execute the instrument) of BGOFTN Loan Holdings-Valdez, LLC, the within named bargainor, a Tennessee limited liability company, and that she, as such, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, this 8th day of Mar., 2024.

AMIR M MIKHAEL
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #7501186
My Commission Expires Mar. 31, 2027

Notary Public

My Commission Expires: Mar. 31, 2027

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 BGOFTN Loan Holdings-Valdez, LLC from Ulysses Javier Valdez, by Quitclaim Deed, of record in Instrument No. 20230914-0071971, 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 March 8, 2024.

J. Carlton Drumwright

3/8/24
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on March 8, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY