THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

Karen Johnson Davidson County
Batch# 1135430 DEEDQC
05/15/2024 01:35:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240515-0036027

QUITCLAIM DEED

This Quitclaim Deed was prepared with information supplied soley by the Grantor(s) and/or Grantee(s), Wagon Wheel Title/Chicago Title having not performed a title search or title examination with respect to the above-referenced property.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Lagunas Ochoa Homes LLC 1211 Stratford Ave Nashville, TN 37216	New Owner	051-14-0-029.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Lemont LLC, a Tennessee limited liability company,** does hereby quitclaim and convey unto **Lagunas Ochoa Homes LLC**, a Tennessee limited liability company, its successors, representatives, and/or assigns, his rights, title and interest in and to the following described tract of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Part of Lot No. 45 on the Plan of Gra-Mar Acres, Section Five, as shown by Plat of record in Plat Book 2330, Page 19, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description.

Said Part of Lot No. 45 fronts 137 feet on the Northerly side of Lemont Drive and extends back 285 feet on the easterly line and 282.9 feet, more or less, on the westerly line, to a dead line, measuring 118 feet thereon.

Being the same property conveyed to Lemont LLC, a Tennessee limited liability company, by Warranty Deed from Marshall B. Prince and Lois F. Prince, husband and wife, of record in Instrument No. 202403040015056, in the Register's Office for Davidson County, Tennessee, dated February 28, 2024 and recorded on March 4, 2024.

This is improved property, known as 805 Lemont Drive, Nashville, TN 37216.

This conveyance is subject to restrictions, conditions, easements, reservations and other matters of record.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the
15th day of May, 2024.

Affiant

My commission expires: 7/13/2024
(Affix Seal)

Notary Public

JATIN A. SHAH
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMM. EXPIRES 07/13/2024
COUNTY OF WILLIAMSON

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 15th day of May, 2024.

Lemont LLC
A Tennessee limited liability company

Ulises Lagunas Barajas
Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Jatin A. Shah of the state and county mentioned, personally appeared Ulises Lagunas Barajas, Authorized Member of Lemont LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Member of Lemont LLC, the within named bargainor, a Limited Liability Company, and that such Ulises Lagunas Barajas, Authorized Member of Lemont LLC as such Authorized Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Member.

Witness my hand and seal this 15th day of May, 2024.

Notary Public

My Commission Expires: 7/13/2024

JATIN A. SHAH
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMM. EXPIRES 07/13/2024
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **May 15, 2024**.

Affiant Signature

May 15, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 15th day of May, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25