Karen Johnson Davidson County
Batch# 1135455 DEEDQC
05/15/2024 02:03:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240515-0036054

QUITCLAIM DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND NO CENTS ($0.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9th DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: May 3, 2027

(AFFIX SEAL)

HALEY MILLER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
May 3, 2027
COUNTY OF DAVIDSON

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186
Nashville, Tennessee 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES.
NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
1609B Construction LLC	**NEW OWNER**	**082053D00200CO**
424 Church Street, Ste 2000 **Nashville, Tennessee 37219**	_____ _____	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 9th day of May, 2024 (the "*Effective Date*"), the undersigned, **MIGUEL A. PALOS, JR**, an Unmarried Person or Whose Spouse has No Interest, who possesses a Seventy-Percent (70.00%) Interest in the below-described Property as a Tenant-in-Common and the **J&M IRWIN TRUST DATED APRIL 19, 2020, JEFFREY MATTHEW IRWIN AND MADISON MINOR IRWIN, TRUSTEES,** which possesses a Thirty-Percent (30.00%) Interest in the below-described Property as a Tenant-in-Common (collectively the "*Grantors*"), has bargained and sold, and by these presents do transfer and quitclaim to **1609B CONSTRUCTION LLC**, a Limited Liability Company duly organized and existing pursuant to the laws of the state of Tennessee (the "*Grantee*"), the Grantee's successors and/ or assigns, all of Grantors' right, title, and interest in and to the following described real estate located in the county of **DAVIDSON**, state of **TENNESSEE**, having an address of **1609 B FIFTH AVENUE NORTH, NASHVILLE, TENNESSEE 37208**, and more particularly described as follows:

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LAND in Davidson County, Tennessee, being the Southerly 16 2/3 feet of Lot No. 154 and the Northerly 16 2/3 feet of Lot no. 156 on the Plan of the Lots of the North Nashville Real Estate Company as of record in Book 21, Page 105, Registers Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Miguel A. Palos, Jr., as to a 70% interest and Jeffrey Matthew Irwin and Madison Minor Irwin, Trustees of the J&M Irwin Trust dated April 19th, 2020 as to 30% interest, by Quitclaim Deed dated April 30, 2020, from Migueal A. Palos, Jr. and Jerffrey Irwin, and recorded on May 15, 2020, as Instrument No. 20200515-0050524, in said Register's Office.

This improved property more commonly known as 1609B 5th Avenue North, Nashville, Tennessee 37207.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed as of the effective date herein.

GRANTOR: MIGUEL A. PALOS, JR.

SIGNER: Miguel A. Palos, Jr.

GRANTOR: J&M IRWIN TRUST DATED APRIL 19, 2020, JEFFREY MATTHEW IRWIN AND MADISON MINOR IRWIN, TRUSTEES

SIGNER: Jeffrey Matthew Irwin
TITLE: Trustee

SIGNER: Madison Minor Irwin
TITLE: Trustee

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STATE OF CALIFORNIA)
COUNTY OF Los Angeles)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Miguel A. Palos, Jr.** with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this 14 day of May, 2024.

Notary Public

May 11, 2028
My Commission Expires

RACHEL MINTZ
Notary Public - California
Los Angeles County
Commission # 2489351
My Comm. Expires May 11, 2028

STATE OF TENNESSEE)
COUNTY OF Wilson)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Jeffrey Matthew Irwin, the Co-Trustee of the J&M Irwin Trust dated April 19, 2020, Jeffrey Matthew Irwin and Madison Minor Irwin, Trustees,** with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this 15th day of May, 2024.

Notary Public

08-20-2024
My Commission Expires

KRISTEN COX
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 8-20-2024

STATE OF TENNESSEE)
COUNTY OF Wilson)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Madison Minor Irwin, the Co-Trustee of the J&M Irwin Trust dated April 19, 2020, Jeffrey Matthew Irwin and Madison Minor Irwin, Trustees,** with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this 15th day of May, 2024.

Notary Public

08-20-2024
My Commission Expires

KRISTEN COX
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 8-20-2024

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TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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

5/15/2024
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this **15th** day of **May**, 20**24**

Notary Public

Notary's Seal:



☐ This document was executed via remote online notarization pursuant to T.C.A 8-16-301 et seq. (only applies if checked).