QUITCLAIM DEED

Karen Johnson
Batch # 1138445
05/22/2024 03:05:58 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240522-0038252

BS-ESC-24-4865

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 20 DAY OF May, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Guerrero Properties LLC, a Tennesee Limited Liability Company	**Same as new owner**	
(NAME)	(NAME)	
504 W Due West Ave,		**133-16-0-019.00**
(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 TENNESEE 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. 1 on the Plan of Final Plat of Foxglove a re-subdivision of Lot 32 of the "Plan of Highview Acres", of record in Plat Book 6200, Page 997, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to 504 Properties LLC, a Tennessee Limited Liability Company by Warranty Deed from Paul Aponte and Rose Marie Aponte, husband and wife of record in Instrument No. 20230303-0015311 Register's Office for Davidson County, Tennessee, dated February 20, 2023 and recorded on March 3, 2023.

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: **4865 Aster Drive, Nashville, Tennessee 37211**.

Witness my/our hand(s) this the 20 day of May, 2024.

504 Properties LLC, a Tennessee Limited Liability Company

BY: _____
Hilario Guerrero
Authorized Signatory

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HILARIO 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 AUTHORIZED SIGNATORY of 504 PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED SIGNATORY executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this the 20 of May, 2024.

_____
Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 06/08/2027
CHEATHAM COUNTY

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