Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills, Suite 130** **Nashville, TN 37215**	STATE OF TENNESSEE) COUNTY OF DAVIDSON The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 28th day of June, 2024. Notary Public My Commission Expires: 11-8-27

BRITTNEY ADAMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 08, 2027

QUITCLAIM DEED

Address New Owner: Mario Trujillo 1125 Duncanwood Drive Nashville, TN 37204	Send Tax Bills To: New Owner	Tax Information: 131 08 0 016.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Tru Ventures, LLC, a Tennessee limited liability company**(hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Mario Trujillo, a married man,** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 51, Map of DUNCANWOOD, as shown on plat of record in Plat Book 1424, Page 139, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Tru Ventures, LLC, a Tennessee limited liability company, by Warranty Deed from Jordan Moi and Caitlin Moi, husband and wife, of record in Instrument No. 20240507-0033418, in the Register's Office of Davidson County, Tennessee, dated May 06, 2024, and recorded on May 07, 2024.

Karen Johnson Davidson County
Batch # 1153152 DEEDQC
07/01/2024 03:00:10 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240701-0049584

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of June, 2024.

Tru Ventures, LLC.

By: _____
Mario Trujillo, Sole Member

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Mario Trujillo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the sole member (or other officer authorized to execute the instrument) of Tru Ventures, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand and official seal, at office in Nashville, Tennessee, this 26th day of June, 2024.

_____
Notary Public

