Prepared By:
Pillar Title and Escrow, LLC
1114 17th Avenue South, Suite 202
Nashville, Tennessee 37212

Address New Owner(s)
FMXM Properties, LLC
104 Oak Hill Drive
Smyrna, Tennessee 37167

Send Tax Bills To:
New Owner

Map & Parcel Nos.:
162-06-0-308.00

W. DILLON WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Knox

The actual consideration for this transaction is $1.00.

AFFIANT

Subscribed and sword to me this 21 day of August, 2024

Notary Public

My Commission Expires: 11727

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and 00/100 ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged **XAVIER MARIN, A SINGLE MAN** ("Grantor(s)") does hereby quitclaim and convey unto **FMXM PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** ("Grantee(s)"), their heirs and assigns, all of my Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of J. T. Townes Property, as of record in Plat Book 4300, Page 182, as corrected by Surveyor's Certificate of Correction of record in Book 4651, Page 679, 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 Xavier Marin a single man by Quitclaim Deed from Felipe Mejia, and wife, Cristina Mejia of record in Instrument No. 20210405-0044027 Register's Office for Davidson County, Tennessee, dated March 11, 2021 and recorded on April 05, 2021.

This is improved property known as **191 TUSCULUM ROAD, ANTIOCH, TENNESSEE 37013**. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 20th day of August, 2024.

Xavier Marin
XAVIER MARIN

State of Tennessee
County of Knox

On this 20th day of August, 2024, before me personally appeared Xavier Marin, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.
Notarized remotely using audio-video communication technology via Proof.

Witness my hand, at office, this 20th day of August, 2024.

Notary Public
My Commission Expires 10/04/2025

M PARKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF KNOX

Online Notary Public
My Commission Expires
October 4, 2025

Karen Johnson
Batch # 1174985
08/28/2024 10:29:03 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240828-0066090

Certificate of Authenticity

I, W. Dillon Woods, 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 August 21, 2024.

Date

Affiant Signature

8/21/24

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21 day of August, 2024.

Notary's Signature

My Commission Expires: 1-4-27

Date

Notary's Seal (if on paper)

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY