Karen Johnson Davidson County
Batch# 1182152 DEEDQC
09/16/2024 01:27:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240916-0071313

This Instrument Prepared By:
Thomas I. Bottorff, Attorney-at-Law
Watauga Title and Escrow Co., LLC
230 Glenis Drive, Suite 304, Liberty Square
Murfreesboro, Tennessee 37129
from information furnished by the parties

ADDRESS NEW OWNER:
Juan M. Pena Pena
8005 Old Nashville Highway
Murfreesboro, Tennessee 37129

SEND TAX BILL TO:
New Owner Address

MORTGAGEE:
Wilson Bank & Trust
PO Box 768
Lebanon, TN 37088-0768

Record and Return To:
Watauga Title & Escrow Co. LLC
230 Glenis Dr. #304
Murfreesboro, TN 37129

MAP/PARCEL NOS.:

134 13 G 001.00 and
134 13 G 002.00

QUITCLAIM DEED

For and in consideration of the sum of One Dollar ($1.00), plus other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, JJ Art Construction LLC, a Tennessee limited liability company, the undersigned, **JJ Art Construction LLC, a Tennessee limited liability company,** does hereby transfer, convey and quitclaim unto **Juan M. Pena Pena, a married man**, his heirs and assigns, forever, all of its right, title, claim and interest in and to a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Tract No. 1:

Being a certain private element unit situated within the bounds of Davidson County, Tennessee, being known as **Unit A**, together with the appurtenant common elements, of **265 Paragon Mills Road**, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for 265 Paragon Mills Road, a horizontal property regime with private elements, of record in Instrument No. 20230519-0037831, Registers Office for Davidson County, Tennessee, to which reference is hereby made. Said Unit being depicted on site plan attached as Exhibit to said Declaration. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 265 Paragon Mills Road provided in said Declaration, together with the By-Laws appended thereto, the Site Plan attached as exhibit to said Declaration, The Original Plan of Section Four, Kenilworth Estates, of record in Book 3300, pages 34, 35 & 36, said Registers Office, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

WITNESS MY HAND, this the **13th** day of **September, 2024.**

JJ Art Construction LLC,
a Tennessee limited liability company

BY: Juan M Pena Pena Member
Juan M. Pena Pena, Member

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named **Juan M. Pena Pena**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be one of the **Members** of **JJ Art Construction LLC, a Tennessee limited liability company,** the within named bargainor, and they as such Members, being authorized so to do pursuant to a written consent signed by all of the members of JJ Art Construction LLC, a Tennessee limited liability company, dated September 9, 2024, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as such authorized Member.

WITNESS my hand and official seal this 13th day of September, 2024.

Lisa D. Turner
NOTARY PUBLIC



My Commission Expires: 12/18/2027

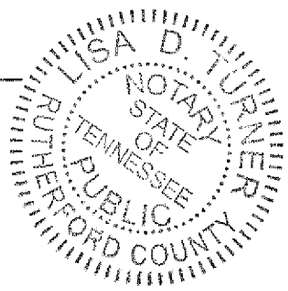
STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual value or consideration, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me on this 13th day of September, 2024.

Lisa D. Turner
NOTARY PUBLIC



My Commission Expires: 12/18/2027

File No. 24087795

265 Paragon Mills Road
Nashville, Tennessee 37211
M&P No. 134-13-G-001.00

And:

Tract No. 2:

Being a certain private element unit situated within the bounds of Davidson County, Tennessee, being known as **Unit B**, together with the appurtenant common elements, of **265 Paragon Mills Road**, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for 265 Paragon Mills Road, a horizontal property regime with private elements, of record in Instrument No. 20230519-0037831, Registers Office for Davidson County, Tennessee, to which reference is hereby made. Said Unit being depicted on site plan attached as Exhibit to said Declaration. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 265 Paragon Mills Road provided in said Declaration, together with the By-Laws appended thereto, the Site Plan attached as exhibit to said Declaration, The Original Plan of Section Four, Kenilworth Estates, of record in Book 3300, pages 34, 35 & 36, said Registers Office, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

267 Paragon Mills Road
Nashville, Tennessee 37211
M&P No. 134-13-G-002.00

Both Units being the same property conveyed to JJ Art Construction LLC, a Tennessee limited liability company by Warranty Deed from John R. Lackey and Debbie K. Lackey, husband and wife, dated February 4, 2022, recorded February 15, 2022, of record in Instrument No. 20220215-0017559, Register's Office for Davidson County.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This is **IMPROVED** known as **265 & 267 Paragon Mills Road, Nashville, Tennessee 37211**.

Electronic Document Certification

I, **Lisa D. Turner**, 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 September 13, 2024.

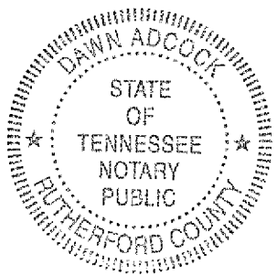
Lisa D. Turner

Lisa D. Turner

Date: 9-16-24

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

SWORN to and subscribed before me,
this the 16th day of September, 2024.



Dawn Adcock
NOTARY PUBLIC

My commission expires: 2/22/25

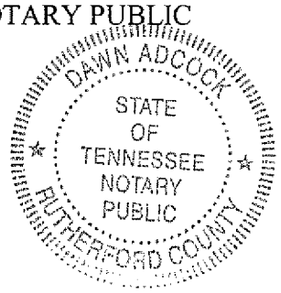
STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, a notary public in and for this county and state **Lisa D. Turner,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WITNESS MY HAND AND OFFICIAL SEAL, this the 16th day of September, 2024.

Dawn Adcock
NOTARY PUBLIC

My commission expires: 2/22/25



File No. 24087795