QUITCLAIM DEED

Karen Johnson
Batch # 1192306
10/10/2024 10:23:49 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20241010-0078718

AJ-QCD-HPR-24-3917-3915B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF Oct, 2024.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY (and please return to)

Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Fire Wall LLC	**New Owner**	
(NAME)	(NAME)	
3917 Gallatin Pike		**06115005400 AND 06115005500**
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THE PURPOSE OF THIS INSTRUMENT IS TO COMBINE MAP AND PARCEL NUMBERS

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

FIRE WALL LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("GRANTOR")

BY THESE PRESENTS DOES HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

FIRE WALL LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("GRANTEE")

HIS HEIRS, SUCCESSORS, AND ASSIGNS ALL GRANTOR'S RIGHT, TITLE, AND INTEREST IN AND TO THOSE CERTAIN TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

TRACT I

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHERLY ONE-HALF OF LOT NO. 13, ON THE PLAN OF MAPLEWOOD HOME TRACT, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 421, PAGE 174, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION. SAID LOT NO. 14 FRONTS 100 FEET ON THE WEST SIDE OF GALLATIN ROAD AND EXTENDS BACK BETWEEN PARALLEL LINES 250 FEET, MORE OR LESS TO AN ALLEY.

TRACT II

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 14, ON THE PLAN OF MAPLEWOOD HOME TRACT, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 421, PAGE 174, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION. SAID LOT NO. 14 FRONTS 100 FEET ON THE WEST SIDE OF GALLATIN ROAD AND RUNS BACK BETWEEN PARALLEL LINES 250 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO FIRE WALL LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY WARRANTY DEED, FROM DANIEL Z. HELLER, OF RECORD IN INSTRUMENT NO. 20200522-0053382, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the Grantee*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This property is also known as: **3915 B Gallatin Pike and 3917 Gallatin Pike, Nashville, TN, 37216.**

Witness our hands this the 8 day of Oct, 2024.

FIRE WALL, LLC

JOSE B. MERCHAN, SOLE MEMBER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOSE B. MERCHAN,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he, as Sole Member for **FIRE WALL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** the within named bargainor, executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8 day of Oct, 2024.

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

Notary Public
My Commission Expires: