This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1198727 DEEDQC
10/30/2024 12:18:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20241030-0083583

State of Tennessee }
County of Davidson }

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

Affiant Signature

Subscribed and sworn to before me on this the 28 day of Oct, 2024.

Notary Public

My Commission expires 11 / 06 / 2024

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NAME AND ADDRESS OF PROPERTY OWNER:
Bernadette B. Pineda & Berlin D. Pineda
2646 Woodberry Drive,
Nashville, TN 37214

SEND TAX BILLS TO:
Bernadette B. Pineda & Berlin D. Pineda
2646 Woodberry Drive,
Nashville, TN 37214

MAP AND PARCEL NUMBER: 09605007500

QUITCLAIM DEED

24NT01166

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Middle TN Home Solutions LLC, a Tennessee Limited Liability Company

By these presents do remise, release and **QUITCLAIM** unto

Bernadette B. Pineda & Berlin D. Pineda, as tenants in common with rights of survivorship

Hereinafter called the GRANTEES, their heirs and assigns, all of my interest in a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 126 on the Map of Woodberry Park, as of record in Book 2133, page 117, Register's Office for Davidson County, Tennessee, to which Map reference is hereby made for a more complete description.

Being the same property conveyed to Middle TN Home Solutions LLC, a Tennessee Limited Liability Company from Music City Holdings, LLC, a Texas Limited Liability Company, by Special Warranty Deed dated 10/18/2023 and recorded 10/19/2023 in Instrument No. 20231019-0082104, Register's Office of said County.

Being the same property conveyed to Music City Holdings, LLC, a Texas Limited Liability Company from Margaret L. Simpson, single, by Warranty Deed dated 10/18/2023 and recorded 10/19/2023 in Instrument No. 20231019-0082001, Register's Office of said County.

Being the same property conveyed to Margaret L. Simpson from Paul A. Simpson, Sr., by Quitclaim Deed dated 04/21/2009 and recorded 04/22/2009 in Instrument No. 20090422-0036643, Register's Office of said County.

Being the same property conveyed to Paul A. Simpson, Sr. and wife, Margaret L. Simpson from Paul A. Simpson, Sr., by Quitclaim Deed dated 02/05/2008 and recorded 02/06/2008 in Instrument No. 20080206-0012534, Register's Office of said County.

Being the same property conveyed to Paul A. Simpson, Sr. from Julia Ferguson Cirelli, by Quitclaim Deed dated 11/19/2003 and recorded 11/20/2003 in Instrument No. 20031120-0169182, Register's Office of said County.

Being the same property conveyed to Larry H. Snedeker from Julia Ferguson Cirelli and Norma Ferguson Williams, further conveyed to Julia Ferguson Cirelli from Larry H. Snedeker, by Quitclaim Deed dated 12/08/1983 and recorded 01/10/1984 in Book 6211, page 564, Register's Office of said County.

Being the same property conveyed to Julia Ferguson Cirelli and Norma Ferguson Williams, as tenancy in common from Clarence H. Cantrell, Sr., reserving unto myself an estate for life as long as I may live, by Warranty Deed dated 02/20/1974 and recorded 02/26/1974 in Book 4791, page 354, Register's Office of said County.

This is an improved property commonly known as: 2646 Woodberry Dr, Nashville, TN 37214-2809

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

Witness our hands this 23 day of October 2024.

Bernadette B. Pineda

State of TN
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Bernadette B. Pineda**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 23 day of October 2024

Notary Public

My Commission expires: 7/3/28.

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Berlin D. Pineda

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Berlin D. Pineda**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 23 day of October, 2024

Notary Public

My Commission expires: 7 / 3 / 28.

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SOLE MEMBER

Bernadette Pineda, Sole Member, Middle Tennessee Home Solutions, LLC

State of TN)
County of Davidson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Bernadette Pineda,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be **Sole Member** of **Middle Tennessee Home Solutions, LLC**, the within named bargainer, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 23 day of October 2024

Notary Public

My Commission expires: 7 / 3 / 28.

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 10-23-2024 (date of document).

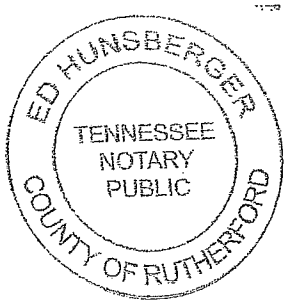
Affiant Signature

10-28-2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 28th of October, 2024

(SEAL)



Notary's Signature
My Commission Expires: 1/25/26