Name and Address of New Owner:
Marcelo Lemus Menjivar
5749 Cane Ridge Rd.
Antioch, TN 37013

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 1205269 DEEDQC
11/14/2024 10:54:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241114-0088737

Map & Parcel No: 148-16-0-053.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **United Nashville Sports Academy, Inc. a Tennessee Corporation** "the Grantor," conveys and quitclaims unto **Marcelo Lemus Menjivar, Single** "the Grantee," all my right, title, and interest, if any, to the following described real estate in Davidson County, Tennessee:

BEING the southerly 70 feet of Lot No. 4-A on the Map of the Subdivision of the Lands of J.G. Rieves, of record in Plan Book 3, Page 17, Chancery Court at Nashville described as follows:

BEGINNING at a point in the centerline of the main track of the N.C. & St. L. Railroad, 198.5 feet southeast from the centerline of an unnamed roadway; thence with the centerline of said Railroad main tract, southeasterly 70 feet to a point; thence southwesterly 193 feet to a point in the line between Lots No. 4 and 4-A; thence with the line between said lots, North 34 deg. West 70 feet to a point; thence Northeasterly 190 feet, more or less, to the point of beginning.

Being the same property conveyed to United Nashville Sports Authority Academy, Inc., a Tennessee Corporation, by Quitclaim Deed from Reyes Construction, Inc., a Tennessee Corporation of record as Instrument No. 20140716-0062815, Register's Office for Davidson County Tennessee. The same Quitclaim Deed being further corrected to list the Grantee as "United Nashville Sports Academy, Inc., a Tennessee Corporation" in that certain Instrument of Correction of Quitclaim Deed, of Record as Instrument No. 20160526-0053181, Register's Office.

Being unimproved property also known as **0 Goodwin Rd. Antioch, TN 37013.**

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on this the 13th day of November, 2024.

United Nashville Sports Academy, Inc. a Tennessee Corporation BY:

_____(SEAL)
Deanna Reyes, Vice President/Secretary

STATE OF Tennessee
COUNTY OF Davidson

On this 13th day of November, 2024., before me personally appeared **Deanna Reyes**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that she is the **Vice President and Secretary of United Nashville Sports Academy, Inc.**, the within named bargainor, and as such authorized officer, being given the authority to do so, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

Witness my hand, at office, this the 13th day of November, 2024.

_____
Notary Signature
My commission expires: 5-9-26

COUNTY OF DAVIDSON MELISSA R SHAFFER STATE OF TENNESSEE NOTARY PUBLIC

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

By: _____
Affiant

STATE OF Tennessee
COUNTY OF Davidson

Sworn to and subscribed before me this the 13th day of November, 2024.

_____
Notary Signature
My commission expires: 5-9-26

COUNTY OF DAVIDSON MELISSA R SHAFFER STATE OF TENNESSEE NOTARY PUBLIC

Tennessee Certification of Electronic Document

I, Steven Disser, 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 11.13.24.

Affiant Signature

11-13-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 13 day of November, 2024.

Notary Signature

My Commission Expires: 5-9-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON