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# 1217803 DEEDQC
12/18/2024 02:37:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241218-0098367

State of TN }
County of DAVIDSON

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

Karen Johnson
Affiant Signature

Subscribed and sworn to before me on this the 24 day of JUNE, 2024.

Ed Hunsberger
Notary Public

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

My Commission expires 1/25/26

NAME AND ADDRESS OF PROPERTY OWNER:
JS Rental, LLC
2301 North Road,
Murfreesboro, TN 37128

SEND TAX BILLS TO:
JS Rental, LLC
2301 North Road,
Murfreesboro, TN 37128

MAP AND PARCEL NUMBER: 14816001000

QUITCLAIM DEED
24NT00599

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,

Juan Palacios and Sonia Palacios, Husband and Wife

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

JS Rental, LLC

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. 236 on the Plan of Debra Heights, Section 2, of Record in Book 3700, page 39 said Register's Office to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Juan Palacios and Sonia Palacios, husband and wife by Warranty Deed from Shiela Isabell Thompson, an unmarried woman dated 09/20/2023 and recorded 10/2/2023 as Instrument no. 20231002-0077237, Register's office for Davidson County, Tennessee.

Being the same property conveyed to Shiela Isabell Thompson from Shiela Isabell Thompson formally known as Shiela Isabell Bowker, by Quitclaim Deed dated 11/07/2003 and recorded 11/17/2003 in Instrument No. 20031117-0167398, Register's Office of said County.

Being the same property conveyed to Shiela Isabell Bowker from Ernie Anthony Bowker, by Quitclaim Deed dated 02/09/1998 and recorded 02/09/1998 in Book 10787, page 173, Register's Office of said County.

This is an improved property commonly known as: 4746 McBride Rd, Antioch, TN 37013-3350

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 24 day of JUNE, 2024.

Juan Palacios

State of TN }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Juan Palacios,** 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 24 day of JUNE, 2024

Notary Public

ED HUNSBERGER TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

My Commission expires: 1/25/26.

Sonia Palacios

State of TN }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Sonia Palacios,** 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 24 day of JUNE, 2024.

Notary Public

ED HUNSBERGER TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

My Commission expires: 1/25/26.

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 June 24, 2024 (date of document).

Affiant Signature

12-18-2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 18th of December, 2024

(SEAL)

ED HUNSBERGER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

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