Name and Address of New Owner:
GUERRIER DEVELOPMENT LLC
2 Carmel Lane
Brentwood, TN 37027
Send Tax Bills To:
GUERRIER DEVELOPMENT LLC
NEW OWNER

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1219023 DEEDQC
12/26/2024 10:44:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241226-0099626

Map & Parcel No: 103-01-0-133-00

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, **Music City West, LLC, a Tennessee limited liability company,** "the Grantor," convey and quitclaim any interest they have unto GUERRIER DEVELOPMENT LLC, "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 3 as shown on the plan of A revision of Lot 3 OF CHARLOTTE PARK COMMERCIAL AREA, OF RECORD IN PLAT BOOK 8250, PAGE 909, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE PROPERTY DESCRIPTION.

Being the same property conveyed to Music City West, LLC, a Tennessee limited liability company by Quit Claim Deed from JJP, LLC, a Tennessee limited liability company of record as Instrument No. 20220817-0093370 in the Register's Office for Davidson County, Tennessee, dated August 16, 2022 and recorded on August 17, 2022.

Parcel Number 103-01-0-133-00
Being also known as 408 American Road, Nashville, TN 37209

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

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 have executed this Quitclaim Deed on the 6th day of December, 2024.

_____(SEAL)
DeLisa Guerrier

_____(SEAL)
Elde Guerrier

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County,Delisa Guerrier and Elde Guerrier as members of **Music City West, LLC,** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 6th day of December, 2024.

_____
Notary Public
My commission expires: _____

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
6th day of December, 2024.

_____
Notary Public
My commission expires: _____

File # 2024-7487-DL

MARY E. ARMOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 12/6/2024 (date of document)

Regina Sullo

Affiant Signature

December 23 2024

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 23 day of December 2024

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026