Karen Johnson Davidson County
Batch# 1230870 DEEDQC
01/28/2025 08:30:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250128-0006214

THIS INSTRUMENT PREPARED BY:
Hale Title and Escrow, LLC
3020 Stansberry Lane, Suite 100
Franklin, Tennessee 37069

QUITCLAIM DEED

This instrument prepared upon information furnished by the parties without the benefit of a full and complete title examination, and without advice as to tax consequences. Hale Title and Escrow, LLC and Kathleen Hale McClellan, Esq. shall not be responsible for any matter that could have been resolved by a full and complete title examination and/or tax related counsel.

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
El Gallito Xpress, LLC 163 Quail Drive La Vergne, TN 37086	Same new owner	**059-15-0-018**

FOR AND IN CONSIDERATION of the sum of Ten and NO/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **El Gallito Properties, LLC, a Tennessee Limited Liability Company**, (hereinafter called the **"Grantor")**, hereby quitclaim and convey all of its right, title and interest in and to that certain tract or parcel of land in **Davidson** County, Tennessee described as follows, unto **El Gallito Xpress, LLC, a Tennessee Limited Liability Company**, (hereinafter called the **"Grantee"**), its heirs, successors and assigns, as the case may be, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 2 on the Map of the Subdivision of Andrew J. Summitt Land on the southerly side of Moorman's Arm Road and described according to a survey made by R.-B. Nichols, Engineer on July 27, 1946, as follows:

Beginning at a point in the southerly margin of Moormans Arm Road at the northeast corner of the property conveyed to Ray Stephens and wife, by deed of record in Book 2741, Page 244, Register's Office for Davidson County, Tennessee; thence southerly with Stephens east line and line extended 200 feet to a dead line; thence easterly and parallel with Moorman's Arm Road, 100 feet to a point; thence northerly and parallel to Stephens line, and line extended 200 feet to Moorman's Arm Road; thence with the southerly margin, westerly 100 feet to the place of beginning.

Being the same property conveyed to Milton I. Sosa and wife, Blanca A. Lopez by Warranty deed from Reyes Construction, Inc. of record in Instrument No. 20170123-

0006859 Register's Office for Davidson County, Tennessee, dated January 20, 2017 and recorded on January 23, 2017.

Being the same property conveyed to El Gallito Properties, LLC, a Tennessee Limited Liability Company by deed from Milton I. Sosa, and wife, Blanca A. Lopez dated March 31, 2023, of record as Instrument No. 20230403-0023841, Register's Office for Davidson County, Tennessee.

This property is known as **657 Moormans Arm Road, Nashville, TN 37207**.

WITNESS, the hands of the undersigned this 24th day of January, 2025.

El Gallito Properties, LLC

By: _____
Eduardo Plaza Javier, Sole Member

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Eduardo Plaza Javier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the sole Member (or other officer authorized to execute the instrument) of El Gallito Properties, LLC, the within named bargainor, a limited liability company, and that such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Sole Member.

Witness my hand, at office, this 24th day of January, 2025.

_____
Notary Public

My commission expires: 11-25-2028

DONNA L SAVAGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 11-25-2028

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration for this transfer is Ten and NO/100 ($10.00) DOLLARS.

_____
Affiant

Sworn to and subscribed before me, this 24th day of January, 2025.

My commission expires: 11-25-2028

_____
Notary Public

DONNA L SAVAGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 11-25-2028

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 1-24-2025.

Date

Affiant Signature

1-24-2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 24th day of January, 2025.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

