Karen Johnson Davidson County
Batch# 1230872 DEEDQC
01/28/2025 08:32:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250128-0006216

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:

Land in Davidson County, Tennessee, being Lot No. 469 on the Plan of Section 7, of Edge-O-Lake Estates, as of record in Plat Book 3700, page 79, Register's Office for said County.

BEGINNING at a point on the southwesterly margin of Deerpath Drive, said point being a common corner of Lots 468 and 469; thence running 133.12 feet southwesterly along the line between Lots 468 and 469 to a point; thence running southeasterly 110.0 feet along the line between Lots 469 and 470 to a point on the northwesterly margin of Willowbranch Drive; thence along said Drive, northeasterly 108.12 feet to the beginning of a curve; thence around said curve 39.27 feet and along the southwesterly margin of Deerpath Drive 85.00 feet to the beginning.

Being the same property conveyed to Ernesto Rodriguez and Eduardo Plaza Javier, by warranty deed of Francisco Ramos and wife, Elpidia Ramos, of record in Instrument #20210225-0023844, Register's Office for Davidson County, TN dated February 19, 2021, recorded February 25, 2021.

Being the same property conveyed to El Gallito Properties, LLC, by quitclaim deed from

Ernesto Rodriguez and Eduardo Plaza Javier dated April 8, 2022, of record in Instrument No. 20220420-0045749, Register's Office for Davidson County, Tennessee.

This property is known as **2517 Deerpath Drive, Nashville, TN 37217**.

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

CASSIE ANNE STARLING
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03.19.2025