Karen Johnson Davidson County
Batch# 1231977 DEEDQC
01/30/2025 09:36:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250130-0007091

QUITCLAIM DEED

ZANA C PETTY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JANUARY 2025

Notary Public

MY COMMISSION EXPIRES: 3-3-28

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 25-0040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
IJI Assets LLC	OWNER	Map: 13303011100
(NAME) 133 Antioch Pike	(NAME)	
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

GREGORIO FLORES AND MARIA ELENA GUILLEN, AS TRUSTEES OF THE FLORES LIVING TRUST DATED OCTOBER 10, 2023, AND ANGEL FLORES, MARRIED,

HEREINAFTER CALLED THE GRANTORS, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO

IJI ASSETS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF OUR INTEREST IN THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE LOCATED IN DAVIDSON COUNTY, TENNESSEE:

BEING Lot No. 13 on the map of GLENCOE ACRES SUBDIVISION, SECTIONS I and II, of record in Book 1835, Page 137, Register's Office for Davidson County, Tennessee. Said Lot No. 13 fronts 107 feet on the easterly side of Mimosa Drive and runs back 137 feet on the north line and 214 feet on the south line to a dead line measuring 131.7 feet thereon.

Being the same property conveyed to Gregorio Flores and Maria Elena Guillen, as Trustees of The Flores Living Trust dated October 10, 2023, a one-half undivided interest, by Quitclaim Deed from Gregorio Flores, a married man, of record in Instrument No. 20240515-0035818, dated January 9, 2024, Register's Office for said County. And being the same property conveyed to Gregorio Flores, married, and Angel Flores, married by deed of record in Instrument No. 20200924-0109669, dated September 11, 2020, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This is improved property, known as 3302 Mimosa Dr., Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City) (Postal Zip)

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 29th day of JANUARY, 2025.

The Flores Living Trust dated October 10, 2023

BY: _____
Gregorio Flores, Trustee

BY: _____
Maria Elena Guillen, Trustee

and

_____
Angel Flores

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Gregorio Flores and Maria Elena Guillen, Trustees of The Flores Living Trust dated October 10, 2023, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his/her/their oaths, acknowledged themselves to be the Trustees of The Flores Living Trust dated October 10, 2023, and that he/she/they as such Trustees, being authorized so to do, executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of JANUARY, 2025.

My commission expires: 3.3.26

_____
Notary Public

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Angel Flores, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of JANUARY, 2025.

My commission expires: 3.3.26

_____
Notary Public

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certification of Recorded Documents

I, Anita Lester, 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 January 30, 2025.

(AFFIANT) – Anita Lester

January 30, 2025
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me January 30, 2025.

My commission expires: 2-23-26

Notary Public

ZANA C PETTY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON