THIS INSTRUMENT PREPARED BY:

Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd
Suite 130
Nashville, TN 37215

No title search was performed in preparation of this Quitclaim Deed

Karen Johnson Davidson County
Batch # 1236538 DEEDQC
02/12/2025 10 15 46 AM 2 pgs
Fees $12 00 Taxes $0 00

20250212-0010654

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $0.00.

Affiant

Subscribed and sworn to before me, this 24th day of January, 2025.

Notary Public

My Commission Expires: 5/8/2028

RYAN DIECK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Izquierdo Properties, LLC 400 Herron Drive, Apt. 221 Nashville, TN 37210	New Owner	Map and Parcel No.: 105-12-0B-091.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Jonathan Izquierdo, a single man** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Izquierdo Properties, LLC, a Tennessee limited liablity company**, its heirs and assigns, all of his rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 374-9 of Bongo Condominium, described in the Declaration for Bongo Condominium, of record in Instrument No: 20161012-0108022, amended in Instrument Nos. 20181012-0101120 and 20181012-0101121, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-workers and tenants and the plat filed as Exhibit "2" to said Declaration Amendment of record in Instrument No. 20181012-0101120, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Jonathan Izquierdo, a single man by Warranty Deed from Jenny Lin Kao, a single woman, dated January 21, 2025 and recorded on January 23, 2025 in Instrument No. 20250123-0005236, in the Register's Office of Davidson County, Tennessee.

This is improved property known as: **374 Herron Drive, Apt. 9, Nashville, TN 37210.**

Grantor covenants that he is lawfully seized and possesses said real property in fee simple, has a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24 day of January, 2025.

Jonathan Izquierdo

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

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

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

Notary Public

My Commission Expires: 5/8/2028