Karen Johnson Davidson County
Batch# 1237999 DEEDQC
02/18/2025 10:08:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250218-0011686

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Ulises Lagunas Barajas 2451 Cumberland Pkwy SE Atlanta, GA 30339	Cake Mortgage Corp. 9200 Oakdale Ave, Suite 501 Chatsworth, CA 91311	051-14-0-029.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Lagunas Ochoa Homes LLC, a Georgia Limited Liability Company, Erroneously vested, Lagunas Ochoa Homes LLC, A Tennessee Limited Liability Company on prior Quitclaim,** by these presents does hereby quitclaim and convey unto the **Ulises Lagunas Barajas, a Married Man,** his heirs, successors and assigns, all his right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being part of Lot No. 45 on the Plan of Gra-Mar Acres, Section Five, as shown by Plat of record in Plat Book 2330, Page 19, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description.

Said Part of Lot No. 45 fronts 137 feet on the Northerly side of Lemont Drive and extends back 285 feet on the easterly line and 282.9 feet, more or less, on the westerly line, to a dead line, measuring 118 feet thereon.

Being the same property conveyed to Lemont LLC, a Tennessee limited liability company by Warranty Deed from Marshall B. Prince and Lois F. Prince, husband and wife of record in Instrument No. 20240304-0015056 Register's Office for Davidson County, Tennessee, dated February 28, 2024 and recorded on March 04, 2024.

Being the same property conveyed to Lagunas Ochoa Homes LLC, a Tennessee limited liability company by Quitclaim Deed from Lemont LLC, a Tennessee limited liability company of record in Instrument No. 20240515-0036027 Register's Office for Davidson County, Tennessee, dated May 15, 2024 and recorded on May 15, 2024.

Being also known as 805 Lemont Drive, Nashville, TN 37216.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
11th day of February, 2025.

Affiant

My commission expires:
(Affix Seal)

Notary Public

SENA AZIZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2028

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 11th day of February 2025.

Lagunas Ochoa Homes LLC, a Georgia Limited Liability Company

By: _____
Guadalupe Ochoa Lagunas, Member

By: _____
Ulises U. Lagunas Barajas, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Guadalupe Ochoa Lagunas and Ulises U. Lagunas Barajas, the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Members of Lagunas Ochoa Homes LLC, Georgia Limited Liability Company, and that they, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal the 11th day of February 2025.

_____
Notary Public

My Commission Expires: 11-8-28

SENA AZIZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2028

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 February 11, 2025.

Affiant Signature

17th day of February, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th day of February, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028