Karen Johnson Davidson County
Batch# 1242789 DEEDQC
03/04/2025 10:18:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250304-0016060

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owners:	Send Tax Bills to:	Map & Parcel:
Dalila Castaneda De Menjivar 1013 Snow Avenue Nashville, TN 37115	New owner	08012005000

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, **FDS LLC, a Tennessee limited liability company**, by these presents does hereby quitclaim and convey unto, **Dalila Castaneda De Menjivar, a married woman**, her successors, representatives, and assigns, its rights, title and interest in and to the following described tract of land in **Davidson** County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 135 on the Plan of Section Four, Bordeaux Hills of record in Plat Book 3600, Page 49, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 135 fronts 55.0 feet on the Northeasterly side of LaGrange Drive and extends back 160.15 feet on the Southeasterly line and 150.0 feet on the Northwesterly line to a dead line in the rear, measuring 56.03 feet thereon.

Being the same property conveyed to FDS LLC, a Tennessee limited liability company, by Quitclaim Deed from Dalila Roxana Castaneda De Menjivar, a married woman, of record in Instrument No. 20240102-0000366, in the Register's Office for Davidson County, Tennessee, dated January 2, 2024 and recorded on January 2, 2024.

This conveyance is subject to all restrictions, easements and planning documents of record, and current years taxes and subsequent years, a lien not yet due and payable.

Being also known as 3198 Lagrange Dr Nashville, TN 37207.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the
25 day of February 2025.

Affiant

My commission expires: 7-3-2028
(Affix Seal)

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2028
SABRINA HERNANDEZ

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 25 day of February, 2025.

FDS LLC,
a Tennessee limited liability company

By: _____
DALILA R CASTANEDA DE MENJIVAR, AUTHORIZED MANAGER

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 **DALILA R CASTANEDA DE MENJIVAR**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the **AUTHORIZED MANAGER** of **FDS LLC, a Tennessee limited liability company**, and that he/she/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 this 25 day of February 2025.

_____
Notary Public

SABRINA HERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2028

WAIVER OF LIABILITY FOR QUITCLAIM DEED

The undersigned is transferring property (**3198 Lagrange Drive, Nashville, TN 37218**) pursuant to a Quitclaim Deed prepared by Lockeland Law Group, PLC ("Lockeland Law Group"). The undersigned hereby acknowledges that he/she/they/it is fully aware that said Quitclaim Deed can only transfer that interest that the undersigned actually has in the property at the time said Quitclaim Deed is executed. The undersigned(s) hereby agrees to hold harmless Lockeland Law Group, Wagon Wheel Title, and its underwriter, Chicago Title Insurance Company, for any loss or expense, including attorneys' fees, sustained because of or relating to the execution of said Quitclaim Deed. Lockeland Law Group is not insuring the title of the property being transferred pursuant to said Quitclaim Deed.

The undersigned transferor(s) also agrees to hold harmless Lockeland Law Group, Wagon Wheel Title and Chicago Title Insurance Company for any obligations, duties, commitments, or other restrictions that may exist with respect to the property being transferred/deeded. The undersigned(s) also acknowledges that he/she/it/they have had an opportunity to fully determine whether quitclaiming said property will result in any adverse consequences, whether legal, tax, or other consequences (e.g., voiding a short term rental permit), and assumes all liability if said transfer of the property(s) via Quitclaim Deed should result in damages and/or a breach of a duty owed by the transferor(s) to other parties, including, inter alia, lenders, condo associations and governmental entities, or if such transfer causes additional liens to attach to the property.

DALILA R CASTANNEDA DE MENJIVAR

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 **DALILA R CASTANNEDA DE MENJIVAR**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they/he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 25 day of February, 2025.

Notary Public

My Commission Expires: 7-3-2026

SABRINA HERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2026

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 Februarv 25. 2025.

Affiant Signature

4th day of March, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4th day of March, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

