Karen Johnson Davidson County
Batch# 1255938 DEEDQC
04/03/2025 10:00:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250403-0025321

REGISTER'S USE ONLY:

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $0.00. Exempt Transfer Pursuant to TCA 67-4-409.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 27 DAY OF MARCH, 2025.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES: 7/26/25

THIS INSTRUMENT PREPARED BY:
Foundation Title & Escrow
Commercial Services Division
277 Mallory Station Rd., Suite 102
Franklin, TN 37067

SEND TAX BILLS TO:
Guaranteed Rate, Inc.
1806 W. Cuyler Avenue
Suite 2W
Chicago, IL 60613

080 08 0 211.00

NEW OWNER:
Eber Paz Cedillo, et al.
3273 Hinkle Drive
Nashville, TN 37218

QUITCLAIM DEED

(TO CREATE JOINT TITLE)

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS OR CERTIFICATIONS AS TO THE CONDITION OF TITLE TO THE ABOVE-DESCRIBED PROPERTY AND HAS PREPARED THIS INSTRUMENT BASED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES. FURTHER THE PREPARER OF THIS INSTRUMENT HAS NOT ACTED AS "SETTLEMENT AGENT" IN THIS TRANSACTION AS THAT TERM IS DEFINED BY THE INTERNAL REVENUE CODE AS MOST RECENTLY AMENDED. THIS INSTRUMENT IS A QUITCLAIM DEED PURSUANT TO T.C.A 66-5-103(2) MAKES NO REPRESENTATIONS AS TO THE FUTURE IMPLICATIONS OF THE FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT OF 1980 (FIRPTA).

This indenture is made and entered into this 27th day of MARCH, 2025 between EBER PAZ CEDILLO (hereinafter referred to as "GRANTOR") and R. W. Hardison (hereinafter referred to as "TRUSTEE") and EBER PAZ CEDILLO, SILVER ENAIN COLATO GONZALEZ, AND LESLY YANETH SANCHEZ CEVILLA, as tenants in common with rights of survivorship (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, release, remise and convey unto Grantee, all of Grantor's right, title and interests, marital or otherwise, in and to the following described tract or parcel of real property:

Land in Davidson County, Tennessee, being Lot No. 100, on the Plan of Bordeaux Hills, Section IV, of record in Book 3600, page 49, Register's Office for Davidson County, Tennessee, described as follows'

Beginning at a point in the southerly margin of Hinkle Drive, at the corner of Lots 99 and 100; thence with the line between said lots, southerly 96 6 feet to the corner of Lot No 101, thence with the line between Lots 100 and 101, westerly 86.3 feet to the easterly margin of Mayer Lane, thence with the margin of same, northerly 85 24 feet to the beginning of a curve, thence around said curve, northeasterly 38.67 feet to the margin of Hinkle Drive, thence with the margin of same, easterly 64 feet to the point of beginning.

Being the same property conveyed to JP Investment Group LLC, a Tennessee Limited Liability Company from James E. Woods and Millicent E. Holbrooks-Woods, husband and wife by Warranty Deed dated July 19, 2023 and recorded on July 25, 2023 in Instrument No. 20230725-0057238, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Eber Paz Cedillo from JP Investment Group LLC, a Tennessee Limited Liability Company by Warranty Deed dated February 19, 2025 and recorded on February 21, 2025 in Instrument No. 20250221-0012889, Register's Office for Davidson County, Tennessee.

TAX PARCEL # 080 08 0 211.00

The real property conveyed hereby is ☑ improved ☐ unimproved with a property address of: 3273 Hinkle Drive, Nashville, TN 37218.

In the event of a discrepancy between the property address, tax parcel number and the legal description, the legal description shall control.

The above-described property is the same property contained in the prior deed and no new survey is available.

The express purpose of this instrument is to create a joint tenancy with rights of survivorship (and not a tenancy in common) between Grantor and Grantee. Trustee for the express purpose of carrying out the intent of this transfer, as above set out, does hereby remise, release and forever quitclaim unto Grantee, as joint tenants with rights of survivorship (and not as tenants in common), their heirs and assigns, the same property hereinabove described and set forth, to which reference is hereby made, and said property is quitclaimed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

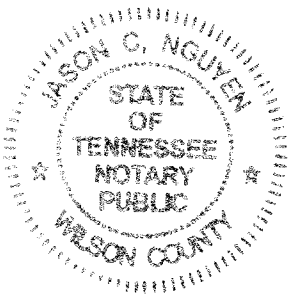
Eber Paz
EBER PAZ CEDILLO

STATE OF TENNESSEE)
COUNTY OF WILSON)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared EBER PAZ CEDILLO, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 27th day of MARCH, 2025.

SEAL



NOTARY PUBLIC
COMMISSION EXPIRES: 4/26/25

In Witness Whereof, Trustee has set his hand the date first above-written.

R. W. HARDISON, TRUSTEE

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared R. W. HARDISON, TRUSTEE, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 2nd day of April, 2025.

SEAL

AMANDA MAYNOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

NOTARY PUBLIC
COMMISSION EXPIRES: _____

Certificate of Authenticity

I, Mandy Maynor, 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

March 27, 2025.

Date

Mandy Maynor

Affiant Signature

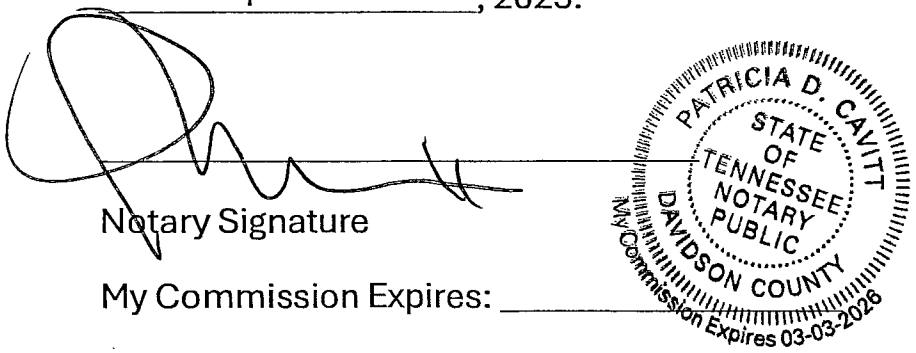
April 3, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 3rd day of April, 2025.



Notary Signature

My Commission Expires: _____