State of Tennessee

Rev 134FF27

PLEASE USE THE SPACE BELOW FOR THE COUNTY RECORDER'S OFFICE

Karen Johnson
Batch # 1268341
05/02/2025 02 43 39 PM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20250502-0034262

This instrument was prepared by
Maria Claudia Peralta
833 Russleo Dr
NASHVILLE, TN 37209

After recording, mail document
and tax statements to

833 Russleo Dr
NASHVILLE, TN 37209
Map & Parcel 043 09 0 195 00

QUITCLAIM DEED

This Quitclaim Deed (the "Deed") is made effective this 30 day of April, 2025 (the "Effective Date") between Project 11 LLC (the "Grantor"), a limited liability Florida company whose mailing address is 833 Russleo Dr , NASHVILLE, TN 37209, and whose Owner/Members are solely Maria Claudia Peralta and Matthew D Coffman and Project NiJa LLC (the "Grantee"), a limited liability Tennessee company whose mailing address is 833 Russleo Dr , NASHVILLE, TN 37209 and whose sole Owner/Members are Maria Claudia Peralta and Matthew D Coffman

WITNESSETH, that the Grantor, for and in consideration of the sum of $10 00 (United States Dollars) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby quitclaim, convey and release unto Grantee all interest Grantor has, if any, in the real property (the "Property") located in Davidson County, Tennessee, and more particularly described

as follows

Address is 419 Dupont Ave, Madison, TN 37115
Legal Description LOT 7 BLK H WOODLAWN EST Tax District USD View Tax Record Assessment Classification RES Legal Reference 20140813-0073246

The Property will be held as sole ownership

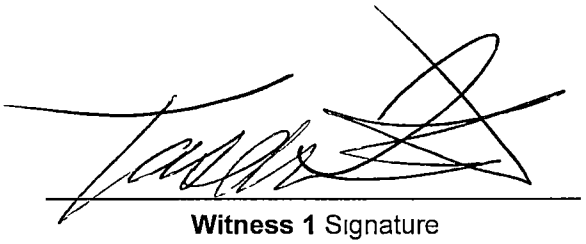
The Property is not homestead of the Grantor

~~TO HAVE AND TO HOLD unto said Grantee, Project Nija LLC its successors and assigns, forever~~ MCP.

EXECUTED this 04/30/2025

Project 11 LLC		Maria Claudia Peralta & Matthew D Coffman Owners/Members
Grantor Name	**Representative** Signatures	**Representative** Names and Titles

Project Nija LLC		NEW OWNERS Maria Claudia Peralta & Matthew D Coffman Owners/Members
Grantee Name	**Representative** Signatures	**Representative** Names and Titles



Witness 1 Signature

Jason Latham

Witness 1 Name (Print)

ACKNOWLEDGEMENT OF NOTARY PUBLIC

STATE OF Tennessee

COUNTY OF Davidson

On this day, personally appeared before me by means of □ online notarization □ physical presence, the Grantor and the Grantee, to me known to be the person(s) described in and who executed the within instrument, and acknowledged that they signed the same as their voluntary act and deed, for the uses and purposes therein mentioned

Witness my hand and official seal hereto affixed on this 30th day of April, 2025

Jazmine Young
Signature

Jaszmine Young
Notary Public

JASZMINE YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires 01/11/2026, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 10
, Affiant
Subscribed and sworn before me this the
2 Day of May, 2025.
Julia Rivera, Deputy Register