Prepared by:
Tennessee Title Service, LLC
547 North Mt. Juliet Road,
Ste. 100
Mt. Juliet, TN 37122
MJ-25-1803

ADDALITA STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this 25 **day of June, 2025.**

Notary Public

My commission expires: 9/13/2028

Address of New Owner:	Send Tax Bills to:	Tax Information:
Ironwood Capital, LLC	Ironwood Capital, LLC	119-11-0-157.00
2641 Mossdale Dr	2641 Mossdale Dr	
Nashville, TN 37217	Nashville, TN 37217	

QUITCLAIM DEED

For a consideration, the receipt and sufficiency whereof is hereby acknowledged, **Duartes Properties Group, LLC, a Tennessee Limited Liability Company** , hereinafter the Grantor(s), by these presents, does hereby quitclaim and convey unto **Ironwood Capital, LLC, a Tennessee Limited Liability Company**, hereinafter the Grantee(s), all the interest the Grantor(s) has/have in the following tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being a portion of Lot No. 9 Plan of Thompson Lane Park, of record in Book 2331, Page 138, Register's Office for Davidson County, Tennessee, being more particularly described, as follows:

Beginning at a point in the northeasterly corner of Lot No. 9, same being the common corner of Lots Nos. 8, 9, and 10 of said Subdivision; thence westerly along the common dividing line between Lot Nos. 9 and 10, 200.5 feet to a point; thence south 23 degree \'c9ast 65 feet to a point; thence south 66 degree 55 minutes west 22 feet to a point in the easterly margin of the right-of-way of Interstate Highway 24, formerly Joplin Drive; thence southerly along the easterly margin of said Interstate Highway 66 feet to a point; thence easterly 240 feet along the northerly margin of Thompson Lane as widened, to a point; thence northerly 124.1 feet along the dividing line between lots nos. 8 and 9 to the point of beginning, and also described according to a survey by Hal R. Swann, Jr., Surveyor, dated January 11, 1964.

Being the same property conveyed to Erin Dias, Trustee of The 2708 Glenmont Court Trust by Warranty Deed from Armando Sanchez, married and Joanne Pearl Harmon, unmarried of record in Instrument No. 20240813-0060875 Register's Office for Davidson County, Tennessee, dated August 06, 2024 and recorded on August 13, 2024.

Karen Johnson Davidson County
Batch# 1290603 DEEDQC
06/26/2025 02:17:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250626-0050554

Being the same property conveyed to Music City Holdings, LLC by Warranty Deed from Erin Dias, Trustee of The 2708 Glenmont Court Trust of record in Instrument No. 20240926-0074772 Register's Office for Davidson County, Tennessee, dated September 25, 2024 and recorded on September 26, 2024.

Being the same property conveyed to Duartes Properties Group, LLC, a Tennessee Limited Liability Company by Special/Limited Warranty Deed from Music City Holdings, LLC, a Texas Limited Liability Company of record in Instrument No. 20240927-0074838 Register's Office for Davidson County, Tennessee, dated September 25, 2024 and recorded on September 27, 2024.

This property is **improved** property known as 2708 Glenmont Court, Nashville, TN 37210.

Witness my hand this 20 day of June, 2025.

Duartes Properties Group, LLC, a Tennessee Limited Liability Company

Diego Duarte Medina

Diego Duarte Medina, Member

STATE OF Texas
COUNTY OF Ellis

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Diego Duarte Medina** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Member** of **Duartes Properties Group, LLC,** respectively, and that he is authorized by **Duartes Properties Group, LLC,** to execute this instrument on its behalf as such **Member,** respectively.

Witness my hand and official seal this 20th day of June, 2025.

NOTARY PUBLIC STATE OF TEXAS

Mark Dewayne Nash Jr.
ID NUMBER
13119437-6
COMMISSION EXPIRES
July 3, 2025

Mark Dewayne Nash Jr.

Notary Public at Large
My commission expires: 07/03/2025
Mark Dewayne Nash Jr.

Electronically signed and notarized online using the Proof platform.

THIS INSTRUMENT WAS PREPARED USING INFORMATION PROVIDED BY THE PARTIES. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.

Certificate of Authenticity

I, Joshua A. Terry, 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 6/20/2025.

Affiant Signature – Joshua A. Terry

6/25/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/25/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27