Karen Johnson Davidson County
Batch# 1338674 DEEDQC
10/27/2025 11:14:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20251027-0085158

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:

FMBM, LLC
375 Davids Way
LaVergne, TN 37086

Send Tax Bill to:
Owner

Map-Parcel Numbers:
16213009400

State of Tennessee
County of Rutherford

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

Affiant

BRANDI BRASCH
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Subscribed and sworn to before me, this the 27 day of October, 2025.

Notary Public

My Commission Expires:
6/16/29

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **BALTAZAR BARRERA AND FELIPE MEJIA** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **FMBM, LLC,** HEREINAFTER CALLED GRANTEE(S), HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

Said property is conveyed also subject to such other limitations, restrictions, and encumbrances as may affect the premises.

Said property is commonly referred to as 258 Cedarview Dr., Antioch, TN 37013.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 27 day of October, 2025.

By: Baltazar Barrera

By: Felipe Mejia

STATE OF Tennessee
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Baltazar Barrera**, the Grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27 day of October, 2025.

My commission expires:_____ Notary Public

NATHAN SWANN
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY
MY COMMISSION EXPIRES MARCH 15, 2026

STATE OF Tennessee
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Felipe Mejia**, the Grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27 day of October, 2025.

My commission expires:_____ Notary Public

NATHAN SWANN
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY
MY COMMISSION EXPIRES MARCH 15, 2026

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 33 on the Plat of Monte Carlo Estates, Section 1, of record in Plat Book 4675, Page 68, Register's Office for Davidson County, Tennessee described as follows:

Said Lot No. 33 fronts 60.61 feet on the Westerly margin of Cedarview Drive and extends back 155.0 feet to the Southerly line and 158.18 feet on the Northerly line, to a line on the rear on which it measures 92.17 feet.

Being the same property conveyed to Baltazar Barrera and Felipe Mejia by Warranty Deed from Hillsdale College of Hillsdale Michigan, Trustee of The John & Glenda Palmer Charitable Remainder Unitrust, dated February 7, 2023, of record in Instrument Number 20230221-0012194, said Register's Office.

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 10/27/2025.

Affiant Signature

10/27/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 27th day of October, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

202510270085158