This Instrument Prepared by:
NATHANIEL M. COLBURN
Attorney at Law
20 Music Circle East
Nashville, Tennessee 37203
(615) 255-1212

Karen Johnson
Batch # 1345608
11/13/2025 09 56 27 AM
Fees $27 00 Taxes $0 00
Davidson County
DEEDQC
5 pgs
20251113-0090359

This attorney did not conduct a title search, issue a title opinion letter, or issue the title insurance regarding the sale of this property.

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	PARCEL ID:
JOSMEL PROPERTIES, LLC 322 GALLATIN PIKE SOUTH MADISON, TN 37115	SAME	147-07-0-114 147-07-0-116

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, I/we, Luis M. Valencia Martinez, Josefina Valencia Espinoza, and Anayeli Valencia Espinoza, by these presents do hereby quitclaim and convey unto JOSMEL PROPERTIES, LLC, all right, title and interest in and to the following described tract of land, to wit:

SEE ATTACHED EXHIBIT A.

SAID PROPERTY is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Witness my hand this 11th day of November, 2025.

Luis M. Valencia Martinez

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Luis M. Valencia Martinez, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of November, 2025.

Lesli Baltazar
Notary Public
My Commission Expires: 9/7/26

LESLI BALTAZAR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2026

Anayeli Valencia Espinoza

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anayeli Valencia Espinoza, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of November, 2025.

Lesli Baltazar
Notary Public
My Commission Expires: 9/7/26

LESLI BALTAZAR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2026

Josefina Valencia Espinoza

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Josefina Valencia Espinoza, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of November, 2025.

Lesli Baltazar
Notary Public
My Commission Expires: 9/7/26

LESLI BALTAZAR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is $10.00.

AFFIANT

Sworn to and subscribed before me this
11th day of November, 2025.

Lesli Baltazar
NOTARY PUBLIC

LESLI BALTAZAR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2026

My Commission Expires: 9/7/26

Exhibit A – Legal Description

TRACT I (361 Flora Maxwell Rd)

Beginning at an iron pin in the northerly right-of-way Flora Maxwell Road (25' to centerline) being the southeast corner of a tract owned by Vickie Marlene Hight as of record in instrument #20050413-0061104 R.O.D.C., TN., and being the southwest corner of this tract, thence, With said east line of Hight, N 16-07-00 W, 120.66' to an iron pin in a fence corner, thence, with a fence and the south line of a tract owned by HCA as of record in deed book 6554 page 576 R.O.D.C., TN, S 89-45-45 E 132.154' to an iron pipe, thence: S 00-34-20 E, 107.61' to an iron pin in the north right-of-way of Flora Maxwell Road, thence, with north right-of-way N 85-32-16 W, 100.04' to the point of beginning containing 0.1906 acres more or less as per a survey by C&K Surveyors dated 1/27/2007 R.L.S. #2395.

Being the same property conveyed lo Clarence I. Hight and wife, V. Marlene Hight by General Warranty deed from Lucy Burnley, as to an undivided twenty-five percent (25%) interest, Jacqueline Whitlow Jones, as to an undivided twenty-five percent (25%) interest, Karen Burnley Lloyd, as to an undivided twelve and one-half percent (12.5%) interest, and Wayne Whitlow, as to an undivided thirty-seven and one-half percent (37.5%) interest of record Instrument No. 20070613-0070792 Register's Office for Davidson County, Tennessee, dated June 11, 2007 and recorded on June 13, 2007 (Value of consideration shown in aforementioned deed $51,000.00.)

Being the same property conveyed to Vickie Marlene Hight by Quitclaim deed from Clarence I. Hight, Jr. of record in Instrument No. 20160127-0007881, corrected by Affidavit of Scrivener's Error of record in Instrument No.20160218-0015635 Register's Office for Davidson County, Tennessee, dated January 27, 2016 and recorded on January 27, 2016. (Value of consideration shown in aforementioned deed $0) Being also known as 361 Flora Maxwell RJ Nashville, Tennessee 37211.

Being the same property conveyed to Luis M. Valencia Martinez, and Josefina Valencia Espinoza, as joint tenants with right of survivorship as their 2/3 interest, and as tenants in common with Anayeli Valencia Espinoza, as to her 1/3 interest, by Quitclaim deed from Luis M. Valencia Martinez a/k/a Luis Valencia, of record in Instrument No. 20191114-0117519, Register's Office for Davidson County, Tennessee recorded November 14, 2019.

TRACT 2 (4222 Nolensville Pike)

Parcel 1:

Land in Davidson County, Tennessee BEGINNING at the northwesterly corner, the southwesterly corner of the Curry Property as of record in Book 5308, page 260, Register's Office for Davidson County, Tennessee, and the easterly margin of Nolensville Pike; thence South 86 deg. 57' 21'' East 168.11 feet to an iron pin; thence South 16 deg. 07' 00'' East 45.43 feet to an iron pin; then

North 87 deg. 01' 14'' West 169.94 feet to a point; thence North 13 deg. 51' 30'' West 45 feet to the point of the beginning.

Parcel 2:

Beginning at a point on Nolensville Road said point being the southwestwardly point of parcel 114, map 147-7 thence with the line of said parcel 114, N 87 deg 14" W approximately 169.94 feet to a point; thence, 16 deg 07' 00'' East approximately 5.64 feet to the right-of-way of Flora Maxwell Road; thence westwardly with the margin of said Flora Maxwell Road 142.9 feet to a radius at the intersection of Flora Maxwell Road and Nolensville Road; thence with said radius Northwestwardly approximately 45 feet to the point of the beginning being.

Being the same property conveyed to Luis Valencia by Warranty Deed from Vickie Marlen Hight of Record in Instrument No. 20191114-0117377, Registers Office for Davidson County Tennessee. Luis Valencia and Luis M. Valencia-Martinez being one and the same person.

Being the same property conveyed to Luis M. Valencia Martinez, and Josefina Valencia Espinoza, as joint tenants with right of survivorship as their 2/3 interest, and as tenants in common with Anayeli Valencia Espinoza, as to her 1/3 interest, by Quitclaim deed from Luis M. Valencia Martinez a/k/a Luis Valencia, of record in Instrument No. 20191114-0117519, Register's Office for Davidson County, Tennessee recorded November 14, 2019.