Karen Johnson Davidson County
Batch# 1346406 DEEDQC
11/14/2025 01:24:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251114-0091026

QUITCLAIM DEED

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Michael Besada

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th DAY OF NOVEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 11/2/24

(AFFIX SEAL)

JAMIE C POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Robert J. Notestine, III, Attorney at Law
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217
PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

File No.: 25-0522

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Michael Besada	New Owner	Map: 108-12-0-008.00
(NAME) 3023 Waywood Dr.	(NAME)	
(ADDRESS) Murfreesboro, TN 37128	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MM INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

HEREINAFTER CALLED THE GRANTORS, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO

MICHAEL BESADA, MARRIED,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF OUR INTEREST IN THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE LOCATED IN DAVIDSON COUNTY, TENNESSEE:

Land in Davidson County, Tennessee, being Lot No. 18A on the Plan of Zone Lot Division Lots 12, 13, 16, 17 & 18 Section One Trailwood of record in Plat Book 6250, Page 140, amending Plat Book 5210, Page 351, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to MM Investments, LLC, a Tennessee Limited Liability Company, by deed from Debra L. Pilmer, Trustee of the Revocable Living Trust Agreement dated June 15, 2017, of record in Instrument No. 20240710-0051636, dated July 2, 2024, Register's Office for said County.

This is improved property, known as 3255 Trails End Lane, Nashville, TN 37214
(House No.) (Street) (P.O. Address) (City) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 14th day of November, 2025.

MM Investments, LLC

BY: Michael Adly

Michael Adly
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Michael Adly with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Member respectively of MM Investments, LLC the within named bargainer, and that he as such Member being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 14th day of November, 2025.

My Commission Expires: 2-3-26

Notary Public

ZANA C PETTY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

Certification of Recorded Documents

I, Channing Miles, 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 November 14, 2025.

(AFFIANT) – Channing Miles

11/14/2025
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 14th day of November, 2025.

My commission expires: 11/2/26

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY