Karen Johnson Davidson County
Batch# 1348920 DEEDQC
11/20/2025 01:27:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20251120-0092821

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
The J&M Irwin Trust, Miguel A. Palos Jr. and Nathan Williams Attn: Jeffrey Irwin P.O. Box 472 Mt. Juliet, TN 37121	New Owner(s)	087-05-0A-024.00-CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Jeffrey Irwin, a married man, as to a 33.3% interest Miguel A. Palos, Jr., a married man, as to a 33.3% interest, and Nathan Williams, a married man, as to a 33.3% interest,** by these presents do hereby quitclaim and convey unto **Jeffrey Matthew Irwin and Madison Minor Irwin, Trustees of The J&M Irwin Trust dated April 19, 2020, as to a 33.3% interest Miguel A. Palos, Jr., a married man, as to a 33.3% interest, and Nathan Williams, a married man, as to a 33.3% interest,** its/his/her/their heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

Land in Davidson County, State of Tennessee, being Lot No. 24 on the Plan of Farmingham Woods, Phase I, as of record in Plat Book 7900, Page 228, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate Legal description thereof.

Said Lot No. 24 fronts 40.00 feet on the Southerly margin of Colchester Drive and extends back 125.00 feet on the Westerly line and 125.00 feet on the Easterly line to a dead line in the rear measuring 40.00 feet thereon.

Being the same property conveyed to Jeffrey Irwin, a married man, as to a 33.3% interest Miguel A. Palos, Jr, an unmarried man, as to a 33.3% interest, and Nathan Williams, a married man, as to a 33.3% interest, as tenants-in-common by Warranty Deed from Holly Deal Bales and husband, Joseph N. Bales of record in Instrument No. 20190826-0085911 Register's Office for Davidson County, Tennessee, dated August 19, 2019 and recorded on August 26, 2019.

Being also known as 5923 Colchester Drive Hermitage, Tennessee 37076.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

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

Affiant

My commission expires: 1-22-29 (Affix Seal)

Notary Public

DREW BANDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2029

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 27th day of October, 2025.

Jeffrey Irwin

Nathan Williams

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 **Jeffrey Irwin** and **Nathan Williams**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

DREW BANDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2029

Notary Public

My Commission Expires: 1-22-29

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 27th day of October, 2025.

Miguel A. Palos, Jr.

STATE OF CALIFORNIA
COUNTY OF _____

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

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

_____
Notary Public

My Commission Expires:

202511200092821

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 27 day of October, 2025, by Miquel A Palos,
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

DANIEL PETER STEIN
Notary Public - California
Los Angeles County
Commission # 2522820
My Comm. Expires Jul 5, 2029

(Seal)

Signature

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 October 27. 2025.

Affiant Signature

20th day of November, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20th day of November, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

