THIS INSTRUMENT PREPARED BY:

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Nashville, TN 37206
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Karen Johnson Davidson County
Batch# 1348920 DEEDQC
11/20/2025 01:27:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20251120-0092826

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
The J&M Irwin Trust and Miguel A. Palos Jr. Attn: Jeffrey Irwin P.O. Box 472 Mt. Juliet, TN 37121	New Owner(s)	086-12-01-0A-019.00

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 and Miguel A. Palos, Jr., a married man,** 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 20% interest and Miguel A. Palos, Jr., a married man, as to an 80% 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, Tennessee, being Lot No. 19 on the Plan of Final Plat Revision of Section One, Tulip Grove Pointe "Cluster Lot Subdivision" of record in Plat at Instrument No. 20060905-0109478, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jeffrey Irwin, a married man, as to a 20% interest and Miguel A. Palos, Jr., a married man, as to an 80% interest by Warranty deed from Brianne Younke NKA Brianne Flynn and Sean Thomas Flynn, wife and husband of record in Instrument No. 20210722-0098307 Register's Office for Davidson County, Tennessee, dated July 13, 2021 and recorded on July 22, 2021.

Being also known as 145 Tulip Grove Point 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

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**, 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 1-22-29

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.

SEE ATTACHED
CHECK

_____
Notary Public

My Commission Expires:

ACKNOWLEDGMENT

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)

On October 27, 2025 before me, Daniel Peter Stein
(insert name and title of the officer)

personally appeared Miguel A Palos Jr.,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

DANIEL PETER STEIN
Notary Public - California
Los Angeles County
Commission # 2322820
My Comm. Expires Jul 5, 2029

Signature _____ **(Seal)**

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

