Karen Johnson Davidson County
Batch# 1353939 DEEDQC
12/04/2025 02:37:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251204-0096601

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OF THIS TRANSFER IS $0.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th Day of December, 2025.

Notary Public

MY COMMISSION EXPIRES: 01/11/2026

(AFFIX SEAL)

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
206-A Cool Springs Blvd., Suite 104
Franklin, TN 37067
Reviewed by: Terri C. Harris, Esq.

07-NSH25-10440

Address of New Owner:	Send Tax Bills to:	Tax Information:
Joseph Wilson and Alessandra Quinzi Wilson, husband and wife 2390 Antioch Pike Antioch, TN 37013	New Owner	14816007400

QUITCLAIM DEED

THIS INDENTURE made between, **Brentwood Concrete LLC**, hereinafter "First Party", and **Joseph Wilson and Alessandra Quinzi Wilson, husband and wife**, hereinafter "Second Party":

WITNESSETH

That said First Party, for and in consideration of good and valuable consideration, to us in hand paid by Second Party, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUIT CLAIMED, and do hereby convey and quitclaim unto said Second Party, all their right, title and interest in and to the following described premises, to wit:

Commencing at a point in the Northerly right of way margin of Antioch Pike and the Easterly margin of an 18 foot alley; thence leaving the right of way of Antioch Pike, North 16 degrees 25' East, 256.49 feet to a point; thence North 49 degrees 30' East, 120.87 feet to a point; thence South 37 degrees 10' East, 70.87 feet to a point; thence South 47 Degrees 00' 52" West, 50.25 feet to a point; thence South 9 degrees 17' 23" West, 122.17 feet to a point; thence South 22 Degrees 49' 11" West 160.0 feet to a point in the Northerly margin of Antioch Pike; thence with said margin, North 69 Degrees 30' West 93.13 feet to the point of beginning, said tract containing 0.69 acres, more or less.

Included in the above description, but excluded from this conveyance is that parcel of land Quitclaimed to Richard C. Wallace by Instrument of record in Book 8114, page 19, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Oscar Santes-Garcia by Warranty deed from Mitchell Whitson of record in Instrument No. 20160531-0054654 Register's Office for Davidson County, Tennessee, dated May 26, 2016 and recorded on May 31, 2016. (Value of consideration shown in aforementioned deed $120,000.00.)

Being the same property conveyed to Brentwood Concrete, LLC by Warranty deed from Oscar Santes-Garcia, an unmarried man of record in Instrument No. 20210818-0111809 Register's Office for Davidson County, Tennessee, dated June 28, 2021 and recorded on August 18, 2021. (Value of consideration shown in aforementioned deed $150,000.00.

Map/Parcel 14816007400

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 2390 Antioch Pike, Antioch, TN 37013.

The preparer of this deed is not the settlement agent for tax reporting purposes and makes no representation as to the status of title to the property described herein. This deed has been prepared solely from information furnished to the preparer who makes no representation other than that it has been accurately transcribed from information provided.

Whenever in the instrument a pronoun is used, it shall be construed to represent either singular or plural as the case may demand.

WITNESS my hand this 2nd day of December, 2025.

Brentwood Concrete LLC

By: Joseph R Wilson
Joseph R. Wilson, Member

By:
Alessandra Quinzi Wilson, Member

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Joseph R. Wilson and Alessandra Quinzi Wilson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who further acknowledged that he/she/they is/are the Sole Members of Brentwood Concrete LLC and that he/she/they is/are authorized by Brentwood Concrete LLC to execute this instrument on its behalf as such members.

Witness my hand and seal at Franklin, Tennessee, this 2nd day of December, 2025.

NOTARY PUBLIC

My Commission Expires: 10/25/2026

NOTARY PUBLIC

My Commission Expires: 10/25/2026

TIERRA STAGGS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Tiena Staggs, 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 December 2nd, 2025.

Custodian's Signature

12/04/2025
date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 4th day of December, 2025.

Notary Public

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: 01/11/2026