**Prepared By:**
Pillar Title and Escrow, LLC
4205 Hillsboro Road, Suite 210
Nashville, Tennessee 37215

**Address New Owner(s)**
AJO3, LLC
104 Oak Hill Drive
Smyrna, Tennessee 37167

**Send Tax Bills To:**
New Owner

**Map & Parcel Nos.:**
162-13-94.00

State of Tennessee
County of Knox

The actual consideration for this transaction is $1.00.

AFFIANT

Subscribed and sword to me this 10 day of ~~February~~ MARCH 2026

Notary Public
My Commission Expires: 1-4-27

BENTON SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

**QUITCLAIM DEED**

**FOR AND IN CONSIDERATION** of the sum of One Dollar and 00/100 ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged **FMBM, LLC,** ("Grantor(s)") as his sole and separate property, does hereby quitclaim and convey unto **AJO3, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** ("Grantee(s)"), their heirs and assigns, all of my Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Lot No. 33 on the Plat of Monte Carlo Estates, Section 1, of record in Plat Book 4675, Page 68, Register's Office for Davidson County, Tennessee described as follows:

Said Lot No. 33 fronts 60.61 feet on the Westerly margin of Cedarview Drive and extends back 155.0 feet to the Southerly line and 158.18 feet on the Northerly line, to a line on the rear on which it measures 92.17 feet.

Being the same property conveyed to FMBM, LLC, by Quitclaim Deed from Baltazar Barrera and Felipe Mejia, dated October 27, 2025, recorded October 27, 2025, of record in Instrument No. 20251027-0085158, Register's Office for Davidson County, Tennessee.

This is unimproved property known as **258 CEDARVIEW DRIVE, ANTIOCH, TENNESSEE 37013**. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

**IN WITNESS WHEREOF**, the Grantor has caused this instrument to be executed on this 10 day of March, 2026.

**FMBM, LLC**

**BY:** _____
**FELIPE MEJIA, MEMBER**

**BY:** _____
**ZITLALI MEJIA, MEMBER**

Karen Johnson Davidson County
Batch # 1391510 DEEDQC
03/11/2026 11:47:24 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20260311-0019410

State of Tennessee
County of DAVIDSON

On this 10 day of March, 2026, before me personally appeared Felipe Mejia, Member for FMBM, LLC, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 10 day of March, 2026.

Notary Public

My Commission Expires: 1-4-27




State of Tennessee
County of DAVIDSON

On this 10 day of March, 2026, before me personally appeared Zitlali Mejia, Member for FMBM, LLC, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 10 day of March, 2026.

Notary Public

My Commission Expires: 1-4-27

