Karen Johnson Davidson County
Batch# 1422053 DEEDQC
05/19/2026 12:11:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260519-0044919

Prepared by and Returnable to (After Recordation):
Ashworth & Rye, PLLC
237 2nd Avenue South
Franklin, Tennessee 37064

QUITCLAIM DEED

Address of New Owner	Send Tax Bill To:	Map & Parcel Nos.:
Grisel Moguel 5124 Southfork Blvd. Old Hickory, TN 37138.	New Owner	063-16-0-C-028.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, **JO-MAC PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called **"GRANTOR,"** hereby quitclaims and conveys unto **GRISEL MOGUEL, unmarried**, hereinafter called **"GRANTEE,"** all the right, title and interest Grantor may have, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being Unit Nox. 28 on the Plan of the Planned Unit Development (Private Elements), Phase One-Section Two, Hermitage Springs Estates, as shown by plat appearing of record as Exhibit A to Instrument No. 20031031-0160338, and filed for record in Instrument No. 20010730070299, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said unit.
>
> Being part of same property conveyed to Jo-Mac Properties, LLC, a Tennessee limited liability company by Quticlaim Deed dated October 24, 2023, from C2J Homes and Development LLC, a Tennessee limited liability company, in Instrument Number 20240123-0004340, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property known as 5124 Southfork Blvd. Old Hickory, TN 37138. The addresses are believed to be accurate but such addresses are not part of the legal description. In the event of any discrepancy, the legal description herein shall control. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The legal description is drawn from the prior deed of record as reflected in the deed of conveyance to the Grantor. No title search was requested or conducted. Grantor and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description. This deed was prepared based upon the request and instructions of the Grantor and no legal or tax advice was given by the preparer.

[Signatures on following page]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 19 day of May, 2026.

Grantor:

Jo-Mac Properties, LLC
A Tennessee limited liability company

By: John N. Weckesser
Name: John Weckesser
Title: Managing Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared John Weckesser, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who up on his oath acknowledged himself to be the Managing Member of Jo-Mac Properties, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Managing Member of Jo-Mac Properties, LLC, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said John Weckesser as Managing Member.

Witness my hand, at office, this 19 day of May, 2026.

Notary Public

My commission expires: _____

KEATON RYE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MAY 30, 2029

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $ 0.00.

John N. Weckesser
AFFIANT

Sworn to and subscribed before me, this 19 day of May, 2026.

Notary Public

My Commission Expires: _____

KEATON RYE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MAY 30, 2029

True Copy Certification

I, Amanda R. B. Stephens, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and correct copy of the original document executed and authenticated according to law on May 19, 2026.

Signature

5/19/26
Date

State of Tennessee
County of Williamson

Personally appeared before me, a notary public for said County and State, Amanda R. B. Stephens, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

5/19/26
Date

My Commission Expires: 2/17/30

ALYSSA PANECCASIO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY