QUITCLAIM DEED

PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal or tax advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument.

STATE OF TENNESSEE
COUNTY OF_____

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0-0

_____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____day of June, 2026 .

_____
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd., Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Elite Framing, LLC	Elite Framing, LLC	071-04-0-160.00
(NAME)	(NAME)	
3040 Wedgewood Dr		
(ADDRESS)	(ADDRESS)	
Greenbrier TN 37073		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20202803

For and consideration of the sum of one dollar, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,Felipe Gonzales Trejo, unmarried , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey and quitclaim unto Elite Framing, LLC
hereinafter called the GRANTEES, their heirs and assigns, forever, all right, title and interest in the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Land in Davidson County, Tennessee, being the Easterly one-half of Lot No 131 on the Map of J.B. Haynie's Oriental Subdivision, as of record in Book 161, pages 26 and 27, Register's Office for said County.

Said part of Lot No 131 fronts 50 feet on the Northerly side of Queen Street and extends back between parallel lines 140 feet to an alley.

BEING the same property conveyed to Felipe Gonzales Trejo, by Warranty Deed from Jaun Pablo Reyes, aka Juan Pablo Reyes Reyes, married of record in Instrument No. 20220118-0007065 , Register's Office for Davidson County, Tennessee, dated Novemeber 5, 2021 and recorded on January 18, 2022.

Unimproved ☒

This is improved ☐ property, known as 303 Queen Avenue, Nashville, TN 3207
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand 6 day of June, 2026.

Felipe Gonzalez - Trejo

Karen Johnson Davidson County
Batch # 1429531 DEEDQC
06/08/2026 03:11:52 PM 1 pg
Fees: $12.00 Taxes: $0.00

20260608-0051584

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Felipe Gonzales Trejo, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6 of June, 2026.

Notary Public
My Commission Expires:

NORMA P. PATINO
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 05/03/2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is $ _____
Affiant
Subscribed and sworn before me this the 8 Day of June, 2026.
J. Rivera, Deputy Register