Karen Johnson Davidson County
Batch# 1461916 DEEDQC
08/19/2026 11:26:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260819-0077140

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Road, Suite 203
Franklin, TN 37069
File No.: LTB-42300-26

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 day of Aug, 2026

NOTARY PUBLIC

My commission expires: 5/29/30

JENNIFER L. PENNELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-29-2030

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, TN 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jose A. Duarte-Morales 2016 Paula Drive Madison, TN 37115	Same as Address of New Owner	051-12-0-012

FOR AND IN CONSIDERATION of the sum of ZERO and NO/100 ($0.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **East Home Renovation, LLC, a Tennessee limited liability company** , hereinafter called the Grantor(s), has quitclaimed and by these presents do hereby quitclaim all my right, title and interest unto **Jose A. Duarte-Morales, a married man**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Lot No. 23 on the Plan of Section One, Morningside Heights, of record in Book 1130, page 76, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to East Home Renovation, LLC, a Tennessee limited liability company, from Nashville Metro Holdings, LLC, a Tennessee limited liability company, by Warranty Deed dated February 27, 2026 and recorded March 4, 2026 in Instrument #20260304-0017092, said Register's Office.

Being the same property conveyed to Nashville Metro Holdings, LLC, a Tennessee limited liability company, from Rare Earth Properties, a Tennessee general partnership, by Warranty Deed dated February 27, 2026 and recorded March 3, 2026 in Instrument #20260303-0016619, said Register's Office.

Being the same property conveyed to Rare Earth Properties, a Tennessee general partnership, from Fred R. Bracey and wife, Sheryl G. Bracey, by Warranty Deed dated May 20, 2008 and recorded May 20, 2008 in Instrument #20080520-0051687, said Register's Office.

This is improved property also known as 105 Barry Drive, Madison, TN 37115.

WITNESS MY HAND, this 13th day of August, 2026

Grantor

East Home Renovation, LLC, a Tennessee limited liability company

By: Jose A. Duarte-Morales, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, of said County and State, Jose A. Duarte-Morales, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Sole Member of East Home Renovation, LLC, within named bargainor and that he as such Sole Member, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as Sole Member.

WITNESS my hand and seal, this 13th day of August, 2026.

Notary Public

Bryant L. Grantham
Printed Notary Name

My commission expires: 4-25-2029

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 8113126 (date of document).

Jennifer Pennell

8113126

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 8113, 2026.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal