Karen Johnson Davidson County
Batch# 1479012 DEEDQC
10/01/2026 09:13:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20261001-0090422

This instrument prepared by:
Smith.Sholar.Milliken.Matthews.PLLC
1164 Nashville Pike
Gallatin, TN 37066
Q26-26900

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL. ***ATTN: THIS TRANSFER COULD AFFECT THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.***

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
Michael Besada (NAME)	**New Owner** (NAME)	075-08-0-205.00-000
(STREET ADDRESS) 3023 Waywood Drive	"	
(CITY) (STATE) (ZIP) Murfreesboro, TN 37128	(CITY) (STATE) (ZIP) "	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **MM Investments, LLC a Tennessee Limited Liability Company,** Grantor, does hereby quitclaim and convey unto **Michael Besada, a married man**, the Grantee herein, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 190 on the Plan of Section 3, Highlands of Tulip Grove, as shown by plat of record in Plat Book 4675, Page 140, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to MM Investments, LLC, a Tennessee Limited Liablity Company, by Deed dated September 11, 2026 from Tia Marie Palmer, unmarried, recorded September 15, 2026, in Instrument 20260915-0085736, in the Register's Office for Davidson County, Tennessee.

The property address is 718 Dutchmans Court, Nashville, TN 37076

This CONVEYANCE is made subject to any and all plats, easements, restrictions, and other matters of record.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 24th day of September, 2026.

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Affiant

My commission expires: 11/2/24
(Affix Seal)

Notary Public

Witness my hand this 24th day of September, 2026.

MM Investments, LLC

By: Michael Adly, Member

By: Michael Besada, Member

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named , Michael Adly and Michael Besada, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Members of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 24th day of September, 2026.

Notary Public

My Commission Expires: 11/2/26

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 09/24/2026 (date of document).

Affiant Signature

09/24/2026

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me by Trudy Milliken on this 24th day of September, 2026.

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 1/30/29