Karen Johnson Davidson County
Batch# 1485344 DEEDQC
10/16/2026 12:54:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20261016-0095211

This instrument prepared by:
Momentum Title, LLC - Nashville
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 16-10206-AJ

This instrument was prepared from information supplied by the parties. Momentum Title, LLC - Nashville has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is ~~$0.00~~

Affiant

Subscribed and sworn to before me, this the 16 day of October, 2026.

Notary Public
My Commission Expires: _____

SAMANTHA WHITTAKER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 1-29-2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Joseph Garrido _____ 73 WHITE BRIDGE PIKE STE 103-21 NASHVILLE, TN 37205	New Owner	118 04 4C 001.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I/we, **JRG Innovative Concepts, LLC, a Tennessee limited liability company** ("Grantor") do/does hereby quitclaim and convey unto **Joseph Garrido** ("Grantee"), his/her/their heirs and assigns, all of the 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit A of HOME AT 2235 CRUZEN STREET, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing HOME AT 2235 CRUZEN STREET, a Horizontal Property Regime, of record in Instrument Number 20241104-0085437, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "A" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to JRG Innovative Concepts, LLC, by Warranty Deed from Robert E. Taylor, Married, and Jonathan O. League, Single, and Jeffrey S. League, Single, of record in Instrument No. 20240906-0068838, in the Register's Office for Davidson County, Tennessee, dated September 05, 2024, and recorded on September 06, 2024.

This is improved property located at: **2235 Cruzen Street, Nashville, TN 37211**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16 day of October, 2026.

GRANTOR:

JRG Innovated Concepts LLC
By: Joseph R. Garrido
Its: Sole Member

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Joseph R. Garrido with who I am personally acquainted (or proven to me on the basis of satisfactory evidence), who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained; and who further acknowledged that he is the Sole Member of JRG Innovated Concepts LLC, a limited liability company, that he is authorized by JRG Innovated Concepts LLC to execute this instrument on its behalf.

WITNESS my hand and seal at office this 16 day of October, 2026.

STATE OF TENNESSEE NOTARY PUBLIC SAMANTHA WHITTAKER WILLIAMSON COUNTY MY COMMISSION EXPIRES 1-29-2028

Notary Public
My Commission expires: _____

Certificate of Authenticity

I, Brandee Gilliam, 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 10/16/26.

Date

Affiant Signature

10/16/26

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 16 day of Oct, 20 26.

Notary's Signature

ALICIA JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 11-21-2027

My Commission Expires: 11/21/27

Date

Notary's Seal (if on paper)