Prepared by:
Geoffrey Coston
Attorney at Law
203 Fourth Avenue South
Franklin, Tennessee 37064
(615) 790-2425

and when recorded, please return this deed and tax statements to:

Ana Maria Samayoa
330 Margo Lane
Nashville, Tennessee 37211

Escrow No.:

Title Order No.:

Karen Johnson Davidson County
Batch # 1104876 DEEDQC
02/27/2024 09:14:43 AM 3 pgs
Fees: $18.00 Taxes: $92.50
20240227-0013105

For recorder's use only

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS QUITCLAIM DEED, made and entered into on 26 February 2024, between Maria Concepcion Diaz Maldonado, unmarried ("Grantor") whose address is 837 Longhunter Court, Nashville, Tennessee 37211 and Ana Maria Samayoa, unmarried ("Grantee"), whose address is 330 Margo Lane, Nashville, Tennessee 37217.

FOR A VALUABLE CONSIDERATION, in the form one dollar and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantors hereby REMISES, RELEASES, AND FOREVER QUITCLAIMS to Grantees, all right, title, interest and claim to the plot, piece or parcel of land, with all the buildings, appurtenances and improvements thereon, if any, in Davidson County, State of Tennessee described as follows:

Map -Parcel 135-08-OA-837.0 CO

Land in Davidson County, Tennessee, being Unit No.837, on the Plan of Tract #19 site plan, Nashboro Village Nineteen Condominiums, a Horizontal Property Regime, of record in Book 5200, Page 80, and described in master Deed of Record in Book 5333, Page 957, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Maria Concepcion Diaz Maldonado by Warranty Deed from Pedro Mauricio Parra Gomez of record in Instrument Number 20170605-0055686, Register's Office for Davidson County, Tennessee dated June 5, 2017.

This conveyance is made subject to the following:

a. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 5200, Page 80 and Plat Book 4660, Page 85, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
b. Charter of Nashboro Village Nineteen Condominium Association recorded in Book 5344, Page 959.
c. Conditions, covenants, reservations, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed of record in Book 5333, Page 957; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water,

electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

d. Easement recorded in Book 8524, Page 546.

This is improved property known as 837 Longhunter Court, Nashville, Tennessee 37217.

~~TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto Grantee, Grantee's heirs, successors and/or assigns forever; so that, neither Grantor nor Grantor's heirs, successors and/or assigns shall have claim or demand any right or title to the property described above, or any of the buildings, appurtenances and improvements thereon,~~ AMS

The preparer of this instrument makes no representations or certifications as to the condition of title to the above-described property and has prepared this instrument based solely upon information provided by the parties.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on 26 February, 2024.

Maria Concepcion Diaz Maldonado

State of Tennessee
County of Davidson } ss.

On February 26, 2024, before me, Maria Concepcion Diaz Maldonado, personally appeared personally known to me (or proved to me on the basis of satisfactory evidence) and acknowledged to me that they executed this instrument for the purpose therein contained.

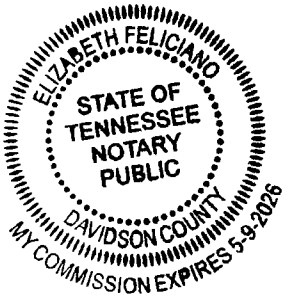
WITNESS my hand and official seal.

Signature of Notary Public

Elizabeth Feliciano
Printed Name of Notary

My commission expires:
05-09-2026

NOTARY SEAL



Affidavit

The actual consideration or value for this transfer is $25,000.

State of Tennessee
County of Davidson } ss.

On February 26, 2024, before me, Maria Concepcion Diaz Maldonado, personally appeared personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.
WITNESS my hand and official seal.

Signature of Notary Public

Elizabeth Feliciano
Printed Name of Notary

My commission expires:
05-09-2024

NOTARY SEAL

