Prepared by: John W. Crow, II, Attorney, 512 Madison Street, Suite A, Clarksville, TN 37040, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

PURSUANT TO TENN. CODE ANN. § 66-24-121(a), THE LEGAL DESCRIPTION IS THE SAME AS IN THE PREVIOUS DEED OF RECORD.

Karen Johnson Davidson County
Batch # 1105316 DEEDQC
02/28/2024 01:42:04 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240228-0013678

JOVITA E. MEJIA

TO: QUITCLAIM DEED

GLORIA TABORA

THIS QUITCLAIM DEED OF REALTY, executed this 26 day of February, 2024, by and between JOVITA E. MEJIA, an unmarried person ("Grantor"), and GLORIA TABORA, a married person ("Grantee").

WITNESSETH:

That Grantor does hereby quitclaim and convey unto Grantee, all of Grantor's right, title and interest, in and to certain realty situated in Davidson County, State of Tennessee, being bounded described as follows:

> Land in Davidson County, Tennessee, being all of Lot No. 4, on the Final Plat, Resubdivision of Lots 4-8 on the Plat of Section 2 of The Resubdivision of the Reserve Parcel, Montague Subdivision, as shown by plat appearing of record in Plat Book 9700, Page 372, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.
>
> Being the same property conveyed to Jorge A. Tabora, unmarried, by Warranty Deed from George M. Carpenter, unmarried, dated December 3, 2004, and recorded December 14, 2004, of record in Instrument Number 20041214-0148522, in the Register's Office for Davidson County, Tennessee.
>
> Jorge A. Tabora died intestate January 9, 2014. Jorge A. Tabora was unmarried and had no biological or adopted children during his lifetime. The decedent was survived by his mother, Jovita E. Mejia, sole heir-at-law. Reference is hereby made to the Affidavit of Heirship confirming the vesting of title after the death of Jorge A. Tabora in Jovita E. Mejia, dated February 23, 2024, of record in Instrument No. 20240223-0012538, in the Register's Office for Davidson County, Tennessee

This conveyance is subject to the following: Water Line Easement of record in Book 6081, Page 351; Easements of record in Book 3345, Page 218 and in Book 8680, Page 701; Deed of Conveyance of record in Book 8855, page 509; Right-of-Way Agreement of record in Book 8654, Page 833; all matters shown on plat of record in Plat Book 9700, Page 372; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

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

TO HAVE AND TO HOLD the real estate above described together with all rights, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the Grantee, her successors and assigns, forever.

IN WITNESS WHEREOF, Grantor has executed this quitclaim deed of realty as of the date written first herein.

JOVITA E. MEJIA Grantor

STATE OF TENNESSEE :
:
COUNTY OF MONTGOMERY :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, JOVITA E. MEJIA, 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 and seal at office this the 26 day of February, 2024.

My Commission Expires:

1/23/28.

Notary Public

BRITTNEY STEWART
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Property Owners Name
And Mailing Address:

GLORIA TABORA
428 K C Court
Madison, TN 37115

Person or Entity Responsible for
Payment of Property Taxes:

SAME/OWNER

Property Address:

428 K C Court
Madison, TN 37115

Map and Parcel No.:

052 05 0 277.00

STATE OF TENNESSEE, MONTGOMERY COUNTY
The actual consideration given for this conveyance is $0.00.

Affiant

Subscribed and sworn to before me this the 26 day of February, 2024

Notary Public
My Commission Expires: 1/23/28

BRITTNEY STEWART
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY