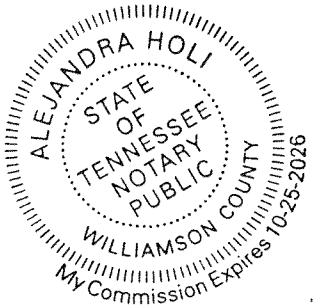
QUITCLAIM DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS - **$300,000.00 - .**

AFFIANT
SUBSCRIBED AND SWORN TO ME ON 21st DAY OF MAY, 2024.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 1720 West End Avenue, Suite 403, Nashville, TN 37203
File No.: 122405

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
Idenia Ovelsy Hernandez Medina Delmin Siomara Reyes Sanchez 724 Wildview Drive Nashville, TN 37211	SAME	119-16-0 051.00

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS ($0.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I/We, **SHUAILEI MA AND IDENIA OVELSY HERNANDEZ MEDINA**, hereinafter referred to as Grantor do hereby convey, remise, release and forever quitclaim our right, title and interest, unto, **IDENIA OVELSY HERNANDEZ MEDINA, AN UNMARRIED WOMAN, AND DELMIN SIOMARA REYES SANCHEZ, A MARRIED WOMAN, EACH AS TO A ONE-HALF INTEREST AS TENANTS IN COMMON** , my right, title and interest, unto, hereinafter referred as Grantee, her Heirs and Assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 130 on the Plan of Battlewood, Section 2, as of record in Book 1835, Page 95 and 96, Register's office for Davidson County, Tennessee.

Being the same property conveyed to Shualei Ma (85%) and Idennia Ovelsy Hernandez Medina (15%) by Warranty Deed from Recovery On Wildview, LLC, dated February 8, 2021, recorded on February 9, 2021, of record in Instrument Number 20210209-0018413, Register's office for Davidson County, Tennessee.

The herein described property is not now, nor has it ever been, the principal residence of the Grantor herein.

Grantor, by execution of this Quitclaim Deed, and Grantee, by acceptance of and/or filing of this Quitclaim Deed, hereby acknowledge that this Deed was prepared from information provided by the parties involved, and preparer makes no representation or warranty as to the state of title or the accuracy of the legal description herein and that no title insurance is being provided.

Together with all improvements, tenements, hereditaments and appurtenances, all easements serving or benefiting the property, and any or all fixtures and improvements now or hereafter attached to the property.

Being also known as 724 Wildview Drive, Nashville, TN 37211.

[SIGNATURE(S) ON FOLLOWING PAGE]

Karen Johnson Davidson County
Batch# 1137695 DEEDQC
05/21/2024 03:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20240521-0037937

[SIGNATURE PAGE OF THE QUITCLAIM DEED]

Witness my/our hand this the 21 day of May, 2024.

Shuailei Ma

Idenia Ovelsy Hernandez Medina

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 Shuailei Ma and Idenia Ovelsy Hernandez Medina, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office the 21 day of May, 2024.

Notary Public
My Commission Expires: _____



Certificate of Authenticity

I, Kimberly Hollingshead, 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 May 21, 2024.

Kimberly Hollingshead, Esq.

5/21/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 21 day of May, 2024.

Notary Signature

My Commission Expires: _____

ALEJANDRA HOLI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-25-2026