QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1242766 DEEDQC
03/04/2025 09:38:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250304-0015985

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF MARCH, 2025.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

ALLISYN G PINKSTON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 05-24-2025

THIS INSTRUMENT WAS PREPARED BY (and return to):
Magnolia Title & Escrow, Inc.
1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER IS:
Maria Elena Stapleton and Ofelia R. Orlow	**Same As New Owner**	
(NAME) **817 33rd Avenue North**	(NAME)	**092-05-0-361.00**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

MARIA ELENA STAPLETON, A SINGLE WOMAN ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

MARIA ELENA STAPLETON, A SINGLE WOMAN, AND OFELIA RODRIGUEZ ORLOW, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, ALL ITS INTEREST IN THE FOLLOWING DESCRIBED REAL ESTATE IN DAVIDSON COUNTY, TENNESSEE:

Land in Davidson County, Tennessee, Being Lot No. 4 of Block 3 on the Map of Fisk University Place, as of record in Plat Book 421, Pages 4 and 5, Register's Office for Davidson County, Tennessee.

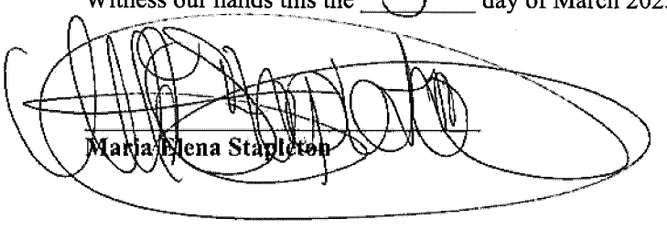
Said Lot adjoins and fronts together 75 feet on the west side of 33rd Avenue North and Runs back between Parallel lines 150 feet to an alley along with Lot Nos. 5 and 6.

Being the same property conveyed to Maria Elena Stapleton, a single woman, by Warranty Deed from XE Development Company, LLC, a Tennessee limited liability company of record in Instrument No. 20250225-0013852 in the Register's Office for Davidson County, Tennessee, dated February 21, 2025 and recorded on February 25, 2025.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **817 33rd Avenue North, Nashville, TN 37209**

Witness our hands this the 3rd day of March 2025.



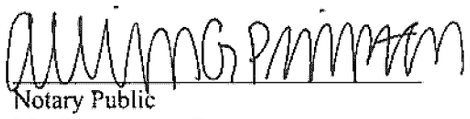
Maria Elena Stapleton

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Maria Elena Stapleton,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3 day of March, 2025.

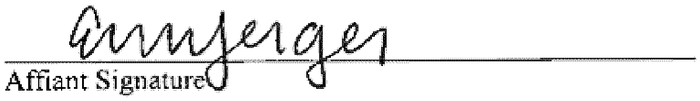


Notary Public
My Commission Expires:



Certificate of Authenticity

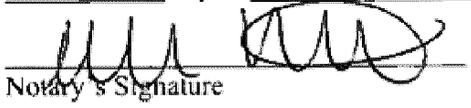
I, Elizabeth Yerger, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on March 3, 2025.



Affiant Signature

March 4, 2025
Date

State of Tennessee
County of Williamson
Sworn to and subscribed before me this
4th day of March, 2025.



Notary's Signature

My Commission Expires:
Notary's Seal (if on paper)

