Karen Johnson Davidson County
Batch # 1242975 DEEDQC
03/05/2025 08 09 53 AM 2 pgs
Fees $12 00 Taxes $0 00
20250305-0016392

THIS INSTRUMENT PREPARED BY:
JANICE STANLEY WALDEN
ATTORNEY AT LAW
P. O. BOX 121541
ACKLEN STATION
NASHVILLE, TN 37212

ADDRESS NEW OWNER: **MARIA ELBA TORRES HERNANDEZ**
335 May Drive
Madison, TN 37115

Send Tax Bills to: **New Owner**

MAP AND PARCEL: **043-06-0-235.00**

QUIT CLAIM DEED

For and in consideration of the financial settlement of the parties as reflected in the Marital Dissolution Agreement incorporated into the final decree of divorce in the case of MARIA ELBA TORRES HERNANDEZ V. REBECCA GRACE MANCARI, Docket Number 24D-1647, in the Third Circuit Court of Davidson County, the receipt of which is hereby acknowledged, Rebecca Grace Mancari, Grantor, does hereby bargain, sell, remise, quitclaim, transfer and convey unto Maria Elba Torres Hernandez, Grantee, her heirs successors and assigns, forever, all right, title and interest in and to the following described real estate located in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 122 on the Plan of Madison Park, Section 5 of record in Plat Book 3842, Page 130, in the Register's Office for Davidson County, Tennessee. Said Lot No 122 fronts 72 feet along the Westerly side of May Drive and runs back between line 175.3 feet on the Northerly line and 152.7 feet on the Southerly line in the rear measuring 75.45 feet thereon.

This is the same description as in the previous deed of record.

Being the same property conveyed to Maria Elba Torres Hernandez, married, by Warranty Deed dated October 4, 2019, from Opendoor Property J LLC, a Delaware limited liability company, of record, Instrument No.20191017-0106366, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved property, known as 335 May Drive, Madison, TN 37115.

IN TESTIMONY WHEREOF I have executed this instrument this the 3rd day of December 2024.

REBECCA GRACE MANCARI

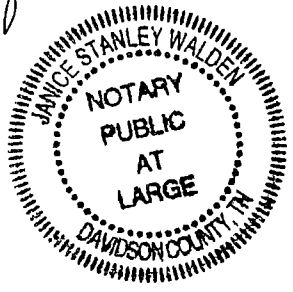
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Rebecca Grace Mancari, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges that she executed the within Quit Claim Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this the 3rd day of December 2025.

NOTARY PUBLIC

My Commission Expires November 8, 2027,



***This is a tax-exempt transfer of appreciated property between spouses as provided in the final decree of divorce. TCA* § 67-4-409(a)(3)(A).**