Prepared By: Manuel D. Magallanes 617 Tuscarora Ct Antioch, TN 37013	STATE OF TENNESSEE COUNTY OF _____ The actual consideration or value, whichever is greater, for this transfer is $0. _____ Affiant Subscribed and sworn to before me, this _____ day of _____, 2024. _____ Notary Public My commission expires: _____
Karen Johnson Davidson County Batch# 1249445 DEEDQC 03/24/2025 10:22:30 AM 17 pgs Fees: $87.00 Taxes: $0.00 20250324-0021791	
THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.	

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Manuel D. Magallanes, Martha I. Magallanes	**NEW OWNER**	**16203030100**
617 Tuscarora Ct	**SAME**	
Antioch, TN 37013		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **Cecilia Salas, Martha Magallanes, Silvia Magallanes, Manuel Magallanes, Claudia Hernandez, Rosa Magallanes, Juan Magallanes, Carmen Magallanes, Martin Magallanes and Sahara Vazquez** "GRANTOR", by these presents, does hereby quitclaim and convey unto **Manuel D. Magallanes, an unmarried man Martha I. Magallanes, unmarried woman** herein called "GRANTEE", his/her/their successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in **Davidson County, Tennessee,** to-wit:

Land in Davidson County, Tennessee, being Lot No. 153, Plan of Haywood Hills, Section Three, of record in Plat Book 4460, Pages 164 & 165, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Jesus Magallanes, an unmarried person, Claudia Hernandez, unmarried, and Ruperto M. Magallanes, married, by Warranty Deed from Kelly J Holmes, now known as Kelly J Holmes Pegram, dated September 18, 2001, of record in Instrument No. 20011002-0106750, in the Register's Office for Davidson County, Tennessee. Ruperto Magallanes died August 27, 2012, leaving Cecilia Salas, Martha Magallanes, Jose Magallanes, Manuel Magallanes, Claudia Hernandez, Rosa Magallanes, Juan Magallanes, Carmen Magallanes, Martin Magallanes and Sahara Vazquez as his sole heirs by Affidavits of Heirship as recorded in Instrument No 20250319-0019633 and Instrument No 20250319-0019634 in said county. Jose Magallanes having since died on 1/26/2009 leaving Silvia Magallanes as his sole heir by Affidavits of Heirship as recorded in Instrument No 20250319-0019631 and Instrument No 20250319-0019632 in said county.

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

This is improved property commonly known as 617 Tuscarora Ct., Antioch TN 37013.

WITNESS my/our hands this 13 day of Dec, 2024.

Signed in counterpart

CECILIA SALAS

Martha I Magallanes

MARTHA MAGALLANES

Signed in counterpart

SILVIA MAGALLANES

signed in counterpart

MANUEL MAGALLANES

Claudia Hernandez

CLAUDIA HERNANDEZ

signed in counterpart

JUAN MAGALLANES

Carmen Magallanes

CARMEN MAGALLANES

signed in counterpart

MARTIN MAGALLANES

signed in counterpart

ROSA MAGALLANES

Sahara Vazquez

SAHARA VAZQUEZ

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sahara Vazquez Magallanes 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 seal at office on this, the 13 day of December, 2024.

My commission expires: 03/24/2027

NOTARY PUBLIC

THERESA BYRNE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
COMM. EXP. 03/24/2027

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carmen Magallanes 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 seal at office on this, the 13th day of December, 2024.

My commission expires: 03/24/2027

NOTARY PUBLIC

THERESA BYRNE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
COMM. EXP. 03/24/2027

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Claudia Hernandez 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 seal at office on this, the 13th day of December, 2024.

My commission expires: 03/24/2027

NOTARY PUBLIC

THERESA BYRNE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
COMM. EXP. 03/24/2027

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Martha Magallanes 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 seal at office on this, the 13th day of December, 2024.

My commission expires: 03/24/2027

NOTARY PUBLIC

THERESA BYRNE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
COMM. EXP. 03/24/2027

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____ 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 seal at office on this, the _____ day of _____, 2024.

My commission expires: _____

NOTARY PUBLIC

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____ 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 seal at office on this, the _____ day of _____, 2024.

My commission expires: _____

NOTARY PUBLIC

manuel d magallanes

MANUEL MAGALLANES

signed in counterpart

CLAUDIA HERNANDEZ

signed in counterpart

JUAN MAGALLANES

signed in counterpart

CARMEN MAGALLANES

signed in counterpart

MARTIN MAGALLANES

Rosa Magallanes

ROSA MAGALLANES

signed in counterpart

SAHARA VAZQUEZ

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROSA MAGALLANES 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 seal at office on this, the 14th day of December, 2024.

My commission expires: 03/08/28

NOTARY PUBLIC

DEEPAK BANSAL
State of Tennessee Notary Public
Expires March 08, 2028
DAVIDSON COUNTY, TENNESSEE

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MANUEL MAGALLANES 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 seal at office on this, the 14th day of December, 2024. 24

My commission expires: 03/08/28

NOTARY PUBLIC

DEEPAK BANSAL
State of Tennessee Notary Public
Expires March 08, 2028
DAVIDSON COUNTY, TENNESSEE

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____ 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 seal at office on this, the _____ day of _____, 2024.

My commission expires: _____

NOTARY PUBLIC

Prepared By: Manuel D. Magallanes 617 Tuscarora Ct Antioch, TN 37013	STATE OF TENNESSEE COUNTY OF _____ The actual consideration or value, whichever is greater, for this transfer is $0. _____ Affiant Subscribed and sworn to before me, this _____ day of _____, 2024. _____ Notary Public My commission expires: _____
THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.	

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Manuel D. Magallanes, Martha L Magallanes	**NEW OWNER**	**16203030100**
617 Tuscarora Ct	**SAME**	
Antioch, TN 37013		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **Cecilia Salas, Martha Magallanes, Silvia Magallanes, Manuel Magallanes, Claudia Hernandez, Rosa Magallanes, Juan Magallanes, Carmen Magallanes, Martin Magallanes and Sahara Vazquez** "GRANTOR", by these presents, does hereby quitclaim and convey unto **Manuel D. Magallanes, an unmarried man Martha L Magallanes, unmarried woman** herein called "GRANTEE", his/her/their successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in **Davidson County, Tennessee,** to-wit:

Land in Davidson County, Tennessee, being Lot No. 153, Plan of Haywood Hills, Section Three, of record in Plat Book 4460, Pages 164 & 165, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Jesus Magallanes, an unmarried person, Claudia Hernandez, unmarried, and Ruperto M. Magallanes, married, by Warranty Deed from Kelly J Holmes, now known as Kelly J Holmes Pegram, dated September 18, 2001, of record in Instrument No. 20011002-0106750, in the Register's Office for Davidson County, Tennessee. Ruperto Magallanes died August 27, 2012, leaving Cecilia Salas, Martha Magallanes, Jose Magallanes, Manuel Magallanes, Claudia Hernandez, Rosa Magallanes, Juan Magallanes, Carmen Magallanes, Martin Magallanes and Sahara Vazquez as his sole heirs by Affidavits of Heirship as recorded in Instrument No 20250319-0019633 and Instrument No 20250319-0019634 in said county. Jose Magallanes having since died on 1/26/2009 leaving Silvia Magallanes as his sole heir by Affidavits of Heirship as recorded in Instrument No 20250319-0019631 and Instrument No 20250319-0019632 in said county.

20250319-0019631

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

This is improved property commonly known as 617 Tuscarora Ct., Antioch TN 37013.

WITNESS my/our hands this _____ day of _____, 2024.

Cecilia M Salas 12-13-2024
CECILIA SALAS

See Attached Notary Acknowledgment Certificate

Signed in counterpart
MARTHA MAGALLANES

Signed in counterpart
SILVIA MAGALLANES

CALIFORNIA ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles }

On 12-13-2024 *Date* before me, Palveen Kaur, Notary Public *Here Insert Name and Title of the Officer*,

personally appeared Cecilia Salas *Name(s) of Signer(s)*,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

PALVEEN KAUR
Notary Public - California
Los Angeles County
Commission # 2503343
My Comm. Expires Oct 28, 2028

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Palveen Kaur
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Quitclaim deed

Document Date: 12-13-2024 Number of Pages: one

Signer(s) Other Than Named Above: No other Signer

Capacity(ies) Claimed by Signer(s)

Signer's Name: Cecilia Salas	Signer's Name:
☐ Corporate Officer – Title(s):	☐ Corporate Officer – Title(s):
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☒ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer is Representing: Self	Signer is Representing:

©2019 National Notary Association

Signed in counterpart

MANUEL MAGALLANES

Signed in counterpart

CLAUDIA HERNANDEZ

JUAN MAGALLANES

Signed in counterpart

CARMEN MAGALLANES

Signed in counterpart

MARTIN MAGALLANES

Signed in counterpart

ROSA MAGALLANES

Signed in counterpart

SAHARA VAZQUEZ

STATE OF Florida
COUNTY OF Santa Rosa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jason Magallanes 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 seal at office on this, the 12 day of December, 2024.

My commission expires: September 27, 2026

NOTARY PUBLIC



signed in counterpart

MANUEL MAGALLANES

signed in counterpart

CLAUDIA HERNANDEZ

Signed in counter part

JUAN MAGALLANES

Signed in counterpart

CARMEN MAGALLANES

MARTIN MAGALLANES

Signed in counterpart

ROSA MAGALLANES

Signed in counterpart

SAHARA VAZQUEZ

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles }

On December 16th, 2024 before me, Nathaniel J Milley, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Martin Magallanes
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

NATHANIEL J. MILLEY
Notary Public - California
Los Angeles County
Commission # 2493883
My Comm. Expires Jul 6, 2028

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Quitclaim Deed
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

©2019 National Notary Association

Prepared By: Manuel D. Magallanes 617 Tuscarora Ct Antioch, TN 37013 THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.	STATE OF TENNESSEE COUNTY OF _____ The actual consideration or value, whichever is greater, for this transfer is $0. _____ Affiant Subscribed and sworn to before me, this _____ day of _____, 2024. _____ Notary Public My commission expires: _____

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Manuel D. Magallanes, Martha I. Magallanes	**NEW OWNER**	**16203030100**
617 Tuscarora Ct	**SAME**	
Antioch, TN 37013		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **Cecilia Salas, Martha Magallanes, Silvia Magallanes, Manuel Magallanes, Claudia Hernandez, Rosa Magallanes, Juan Magallanes, Carmen Magallanes, Martin Magallanes and Sahara Vazquez** "GRANTOR", by these presents, does hereby quitclaim and convey unto **Manuel D. Magallanes, an unmarried man Martha I. Magallanes, unmarried woman** herein called "GRANTEE", his/her/their successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in **Davidson County, Tennessee**, to-wit:

Land in Davidson County, Tennessee, being Lot No. 153, Plan of Haywood Hills, Section Three, of record in Plat Book 4460, Pages 164 & 165, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Jesus Magallanes, an unmarried person, Claudia Hernandez, unmarried, and Ruperto M. Magallanes, married, by Warranty Deed from Kelly J Holmes, now known as Kelly J Holmes Pegram, dated September 18, 2001, of record in Instrument No. 20011002-0106750, in the Register's Office for Davidson County, Tennessee. Ruperto Magallanes died August 27, 2012, leaving Cecilia Salas, Martha Magallanes, Jose Magallanes, Manuel Magallanes, Claudia Hernandez, Rosa Magallanes, Juan Magallanes, Carmen Magallanes, Martin Magallanes and Sahara Vazquez as his sole heirs by Affidavits of Heirship as recorded in Instrument No 20250319-0019633 and Instrument No 20250319-0019634 in said county. Jose Magallanes having since died on 1/26/2009 leaving Silvia Magallanes as his sole heir by Affidavits of Heirship as recorded in Instrument No 20250319-0019631 and Instrument No 20250319-0019632 in said county.

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

This is improved property commonly known as 617 Tuscarora Ct., Antioch TN 37013.

WITNESS my/our hands this _____ day of _____, 2024.

signed in counterpart

CECILIA SALAS

signed in counterpart

MARTHA MAGALLANES

SILVIA MAGALLANES

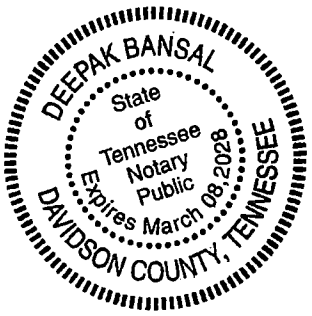
STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SILVIA MAGALLANES 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 seal at office on this, the 2nd day of JANUARY, ~~2024.~~ 2025

My commission expires: 03/08/2028

NOTARY PUBLIC



ADDENDUM TO QUIT CLAIM DEED

Map-Parcel Numbers: 16203030100

Property Commonly known as: 617 Tuscarora Ct., Antioch TN 37013

For clarification:

Manuel Magallanes a/k/a Jesus Magallanes

Silvia Magallanes, surviving spouse and sole heir of Jose Magallanes, predeceased son of Ruperto Magallanes.

Sahara Vazquez, surviving spouse of Ruperto Magallanes.

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF ~~TENNESSEE~~ Pennsylvania
COUNTY OF ~~DAVIDSON~~ Allegheny

The actual consideration or true value, whichever is greater for this transfer is
$ 0.00 .

Affiant

Subscribed and sworn before me, this 21 day of March, 2025.

Notary

Commonwealth of Pennsylvania - Notary Seal
Abigail Serpa, Notary Public
Allegheny County
My commission expires April 11, 2026
Commission number 1413168
Member, Pennsylvania Association of Notaries

True Copy Certification
State of Tennessee

I, Taylor Reed, 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 12-13-2024.

Taylor Reed
Affiant Signature

3-19-2025
Date

Commonwealth of Pennsylvania
County of Allegheny

Sworn to and subscribed before this 19 day of March, 2025.

Abigail Serpa
Notary's Signature

My Commission Expires: 4-11-2026

Commonwealth of Pennsylvania - Notary Seal
Abigail Serpa, Notary Public
Allegheny County
My commission expires April 11, 2026
Commission number 1413168
Member, Pennsylvania Association of Notaries

(seal)