Karen Johnson
Batch # 1258362
04/14/2025 09 22 31 AM
Fees $22 00 Taxes $0 00
Davidson County
DEEDQC
4 pgs
20250414-0027775

Quitclaim Deed

RECORDING REQUESTED BY _____
AND WHEN RECORDED MAIL TO: send tax bills to
Stephanie Madrazo Perez , Grantee(s)
4940 Sherman Oaks Dr
Nashville, TN 37211
Consideration: $No consideration
Property Transfer Tax: $ Ø
Assessor's Parcel No. 148 01 019 700
PREPARED BY: Stephanie Madrazo Perez certifies herein that he or she has prepared this Deed.

Signature of Preparer

04/09/2025
Date of Preparation

Stephanie Madrazo Perez
Printed Name of Preparer

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0.00
, Affiant
Subscribed and sworn before me this the
14 Day of April , 2025.
, Deputy Register

THIS QUITCLAIM DEED, executed on 04/09/2025 in the County of Davidson , State of Tennessee
by Grantor(s), Alberta Madrazo ,
whose post office address is 4940 sherman oaks Dr ,
to Grantee(s), Stephanie Madrazo Perez ,
whose post office address is 4940 Sherman Oaks Dr. ,

WITNESSETH, that the said Grantor(s), Alberta Madrazo ,
for good consideration and for the sum of zero dollars ($0)
($ 0.00) paid by the said Grantee(s), the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title,

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of Tennessee and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

04/09/2025
Signature of Grantor

Signature of Second Grantor (if applicable)

Alberto Madrazo 04/09/2025
Print Name of Grantor

Print Name of Second Grantor (if applicable)

Signature of First Witness to Grantor(s)

Signature of Second Witness to Grantor(s)

Print Name of First Witness to Grantor(s)

Print Name of Second Witness to Grantor(s)

GRANTEE(S):

04/09/2025
Signature of Grantee

Signature of Second Grantee (if applicable)

Stephanie Madrazo Perez
Print Name of Grantee 04/09/2025

Print Name of Second Grantee (if applicable)

04-09-2025
Signature of First Witness to Grantee(s)

Signature of Second Witness to Grantee(s)

Perla Salas Balcazar 04-09-2025
Print Name of First Witness to Grantee(s)

Print Name of Second Witness to Grantee(s)

NOTARY ACKNOWLEDGMENT

State of Tennessee

County of Davidson

On April 9, 2025, before me, Daisy Gutierrez, a notary public in and for said state, personally appeared, Alberto Madrazo

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Daisy Gutierrez

Signature of Notary

Affiant Known _____ Produced ID _____

Type of ID Driver license # 088870981

DAISY GUTIERREZ
(Seal)
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

my commission ends 03/08/2028

Exhibit "A"

Being Lot No. 384, on the plan of Hillbrook subdivision, section D, of record in book 4175 page 7. Register's office for Davidson County, TN to which plat reference is hereby made for a more complete description. Being the same property conveyed to Gustavo Perez and which his wife as well, Alberta Madrazo. The Address for said property 4940 Sherman Oaks Drive. Nashville, TN 37211 also known as 298 Comroe Drive Nashville TN 37211.

Current source of title: 20180813-0079671