THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** *No Title Search was performed in the preparation of this Quitclaim Deed.*	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 24th day of April, 2025. Notary Public My Commission Expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 22, 2025

QUITCLAIM DEED

Address New Owner: Arturo Aguirre Leon and Lesbia J. Nunez Baquedano 5101 Raywood Ln Nashville, TN 37211	Send Tax Bills To: New Owner	Tax Information: 161 04 0 099.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Arturo Aguirre Leon, unmarried,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Arturo Aguirre Leon, unmarried, and Lesbia J. Nunez Baquedano, unmarried, as joint tenants with right of survivorship,** their heirs and assigns, all of his interest in the following land:

Being a tract marked "Reserved for Commercial" on the Plan of Goodrich Heights, as of record in Plat Book 2663, Page 60 and amended in Book 3577, Page 252, Register's Office for said County, more particularly described as follows:

Beginning at a point in the Westerly margin of Raywood Lane, the common front corner of Lot No. 50 and said Reserved Tract; thence with the line between said lots Southwestwardly 48.5 feet to a concrete monument; thence the following course and distances: North 27° 58' West 76.5 feet to a concrete monument; thence North 41° 27' West 73.4 feet to a concrete monument; thence North 52° 29' West 143.4 feet to a concrete monument; North 16° 07' West 63.7 feet to a concrete monument in the Southerly right-of-way of Tusculum Road; thence with the margin of said road Eastwardly 220.60 feet to a concrete monument at the beginning of a curve having a radius of 25 feet; thence around said curve Southeastwardly 39.27 feet to a concrete monument in the Westerly margin of Raywood Lane; thence with the margin of said Lane Southwardly 240.04 feet to the beginning.

Being the same property conveyed to Arturo Aguirre Leon, by Quitclaim Deed from Arturo Aguirre Leon and Lucila Santiago, husband and wife, of record in Instrument No. 20240322-0020153, in the Register's Office of Davidson County, Tennessee, dated March 11, 2024 and recorded on March 22, 2024.

Karen Johnson
Batch # 1264993
04/25/2025 10 46 58 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

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Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of April, 2025.

Arturo Aguirre Leon

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Arturo Aguirre Leon, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 24th day of April, 2025.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov 22, 2025