This instrument was prepared by:
Gardleth Azurdia
1212 Fieldoak CT
Antioch, TN 37013

Once recorded, return to:
Martha Irene Rodriguez
1337 Apple Valley Road
Madison, TN 37115

Karen Johnson Davidson County
Batch # 1265045 DEEDQC
04/25/2025 12 26 22 PM 4 pgs
Fees $22 00 Taxes $0 00
20250425-0032003

This Space for Recorder's Use Only

Tennessee Quitclaim Deed

State of Tennessee, County of Davidson

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Zero US Dollars ($ 0 00) in hand, paid to William G Rodriguez, an unmarried individual with an address of 1337 Apple Valley Road, Madison, TN 37115 (the "Grantor" or "Grantors"), does/do hereby remise, release, and forever quit claim to Martha Irene Rodriguez and Mauricio Antonio Rodriguez, a married couple with an address of 1337 Apple Valley Road, Madison, TN 37115 (the "Grantee" or Grantees") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to wit

A complete legal description of the real property being conveyed by this instrument is attached hereto on page 4 as EXHIBIT A.

Tax Parcel ID Number 034-13-0-292-00

The property identified herein ☐ is -**OR**- ☑ is not registered as the homestead of the Grantor(s)

Until amended, tax information shall be sent to

Name Martha Irene Rodriguez

Address 1337 Apple Valley Road, Madison, TN 37115

~~**TO HAVE AND TO HOLD**, all and singular the described property, together with the tenements, hereditaments, and appurtenances belonging, or in anywise appertaining thereto, unto the Grantee(s), and their heirs and assigns forever~~ G.A.

IN WITNESS WHEREOF, the Grantor(s) has/have duly executed this Quitclaim Deed as of the date hereinunder

Grantor Signature _____ Date 3-11-25

Printed Name William G Rodriguez

Grantor Signature _____ Date _____

Printed Name _____

1st Witness Signature _____ Date 3-11-25

Printed Name Oscar Quintanilla

2nd Witness Signature _____ Date 3-11-25

Printed Name Magdalena Quintanilla

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
25 Day of April, 2025.
Julia Rivera, Deputy Register

NOTARY ACKNOWLEDGMENT

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 Tennessee)
County of Davidson)

On March 11, 2025 before me, ANA MARIA Azurdia, Notary Public,
personally appeared William G. Rodriguez,
who proved to me on the basis of sa;sfactory 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 en;ty upon behalf of which the person(s) acted, executed the instrument.

I cer;fy under PENALTY OF PERJURY under the laws of the state of Tennessee that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

ANA MARIA AZURDIA
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Signature _____

Printed Name Ana Maria Azurdia

My Commission Expires 5/9/2026 (Seal)

EXHIBIT A

The land referred to in this Commitment is described as follows

Being Lot No 212 incorrectly referenced in Deed of Trust as 312 on the plan of phase Two-
A Cedar Bluff, of record in Plat Book 9700, Page 238, Regsiter's Office for Davidson County, Tennessee, to which plat reference is Hereby made for a mroe complete description

Being the same property conveyed toWilliam G. Rodriguez, herein by cash deed dated November 26, 2003, of record under instrument # #_____, in the Register's Office of Davidson County, Tennessee.

#20031230 - 0183766