THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

Karen Johnson Davidson County
Batch# 1269195 DEEDQC
05/06/2025 10:33:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250506-0035218

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Karen Socorro Alexander and Czarina Raquel Olandria 121 Rhine Drive Madison, TN 37115	Pinnacle Bank 150 3rd Avenue South #1000 Nashville, TN 37201	042-14-0-054.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Galan Alexander and Karen Alexander aka Karen Socorro Alexander, Husband and Wife,** by these presents do hereby quitclaim and convey unto **Karen Socorro Alexander and Czarina Raquel Olandria, as joint tenants with right of survivorship**, his/her/their heirs, successors and assigns, all his/her/their heirs right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 70 on the Plan of Sherry Heights, Section III of record in Plat Book 2331, Pages 126 and 127, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Included in the above description, but expressly excludes that portion of the property vested in the State of Tennessee for the use and benefit pf the Department of Highways by Final Judgment of record in Book 4102, Page 697, in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Galan Alexander and Karen Alexander, Husband and Wife by Quitclaim Deed from Galan Alexander of record in Instrument No. 20230718-0055243, in the Register's Office for Davidson County, Tennessee, dated July 14, 2023 and recorded on July 18, 2023.

Being also known as 121 Rhine Drive Madison, TN 37115.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
28th day of April, 2025.

Czarina Olandria
Affiant

My commission expires: 1-22-29 (Affix Seal)

Notary Public

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2029

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of April, 2025.

Galan Alexander

Karen Alexander

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Galan Alexander** and **Karen Alexander**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th day of April, 2025.

DREW BANDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2029

Notary Public

My Commission Expires: 1·22·29

Tennessee Certification of Electronic Document

I, Shaka T. Morris, 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 April 28, 2025.

Affiant Signature

6th day of May, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of May, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028