THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

Karen Johnson Davidson County
Batch# 1271794 DEEDQC
05/12/2025 11:19:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250512-0037161

QUITCLAIM DEED

This deed is prepared with information provided by the grantor/owner and without the benefit of a title search and/or examination conducted by Wagon Wheel Title & Escrow, LLC.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Francisco & Maria Grajeda Maribel Grajeda Sentez 249 Eisenhower Dr. Nashville, TN 37211	New Owner	134-13-082 134-13-083

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 **Francisco J. Grajeda and Marie E. Grajeda, husband and wife,** by these presents does hereby quitclaim and convey unto **Francisco J. Grajeda and Marie E. Grajeda, husband and wife, and Maribel Grajeda Sentez, an unmarried woman, as tenants in common with right of survivorship,** its successors, representatives, and/or assigns, their rights, title and interest in and to the following described tract of land:

MGS

See Exhibit A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 9th day of May, 2025.

Affiant

My commission expires: 6-18-2028
(Affix Seal)

Notary Public

JATIN A SHAH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 6-18-2028

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed effective as of this____ day of May, 2025.

Francisco J. Grajeda

Marie E. Grajeda

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 Francisco J. Grajeda, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 9th day of May, 2025.

Notary Public

My Commission Expires: 6-18-2028

JATIN A SHAH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 6-18-2028

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 Marie E. Grajeda, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 9th day of May, 2025.

Notary Public

My Commission Expires: 6-18-2028

JATIN A SHAH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 6-18-2028

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

EXHIBIT A

249 Eisenhower Drive, Nashville, TN. M/P: 134-13-82

Land in Davidson County, Tennessee, Being Lot No. 169 on the Plan of Kenilworth Estates, Section IV, as of record in Book 3300, Pages 34-36, Register's Office for Davidson County, Tennessee, to which reference is made for a more detailed description.

Said Lot No. 169 fronts 72 feet on the southerly margin of Eisenhower Drive and extends back 178.3 feet on the easterly line and 192.2 feet on the westerly line to a deadline in the rear, measuring 56.2 feet thereon.

Being the same property conveyed to Francisco J. Grajeda and spouse, Marie E. Grajeda by Warranty Deed from Joseph S. Webber, dated August 16, 1993, and recorded on August 25, 1993 in Book 9057, Page 490.

This is improved property known as 249 Eisenhower Drive, Nashville, TN 37211

247 Eisenhower Drive, Nashville, TN. M/P: 134-13-83

Land in Davidson County, Tennessee, Being Lot No. 170 on the Plan of Kenilworth Estates, Section IV, as of record in Book 3300, Pages 34, 45, and 36, Register's Office for Davidson County, Tennessee, to which reference is made for a more detailed description.

Being the same property conveyed to Francisco J. Grajeda and wife, Marie E. Grajeda by Warranty Deed from GTA Investments, a sole proprietorship of Gene A. Tucker dated July 2, 2002, and recorded on July 5, 2002 in Instrument No 20020705-0081209.

This is improved property known as 247 Eisenhower Drive, Nashville, TN 37211.

Tennessee Certification of Electronic Document

I, Steven 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 May 9. 2025.

Affiant Signature

12th day of May, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12th day of May, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

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