Karen Johnson
Batch # 1272327
05/13/2025 10:01:56 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
1 pg
20250513-0037455

Prepared by:
Realty Title & Escrow Company, Inc.
1285 N Mt. Juliet Rd
Mt. Juliet, TN 37122

THIS INSTRUMENT WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES. NO TITLE EXAMINATION HAS BEEN PERFORMED AND Realty Title and Escrow Co., Inc, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION.

STATE OF TENNESSEE

COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me this 13th day of May, 2025.

Notary Public

My commission expires 5/28/28

SANDRA L. MITSOS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

File #06-09562

[redacted]

Address of New Owner:	Send Tax Bills to:	Tax Information:
Deborah Yesenia Cardero 304 Rachaels Meadow Ct Hermitage, TN 37076	NEW OWNER	087-01-0B-016.00

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, **Arturo Antonio Badillo Vazquez and Deborah Yesenia Cardero**, hereinafter referred to as Grantor, by these presents, does hereby quitclaim and convey unto **Deborah Yesenia Cardero,** their successors and/or assigns, all of my right, title and interest in and to the following tract or parcel of land in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 16 on the Plan of the Revised Plat for Monticello, as shown on the plat of record in Instrument Number 20060417-0043313, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Arturo Antonio Badillo Vazquez and Deborah Yesenia Cardero by Warranty deed from Scott A. Surguine and wife, Ruth Surguine, dated July 25, 2022 and recorded August 1, 2022 in Instrument No. 20220801-0087143, Register's office Davidson County, Tennessee.

This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property commonly known as 304 Rachaels Meadow Ct. Hermitage, TN 37076

Witness my hand this ____ day of May, 2025.

Arturo Antonio Badillo Vazquez

Arturo Antonio Badillo Vazquez

Deborah Yesenia Cardero

Deborah Yesenia Cardero

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Arturo Antonio Badillo Vazquez and Deborah Yesenia Cardero, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes herein contained.

Witness my hand and official seal this 13th day of May, 2025.

Notary Public

My commission expires: 5/28/28

SANDRA L. MITSOS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON