THIS INSTRUMENT PREPARED BY:
Yvette L. Meldrum, Attorney at Law
Mid-State Title & Escrow, Inc.
Royal Oaks Trade Center
128 Holiday Court, Suite 125
Franklin, TN 37067
(615) 790-3156

This instrument prepared upon information furnished by the parties without counsel or advice as to legal consequences or tax-related matters. No title examination or settlement has been performed and Mid-State Title and Escrow, Inc. shall not be responsible for any matter that could have been resolved by a title examination, settlement or legal and/or tax-related counsel.
This Instrument is to be treated as a Quitclaim Deed under T.C.A. § 67-4-409(a)(1)(D), as amended. File
File No.: 2025-0530

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Affiant

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

Notary Public
My commission expires: 10-25-26

MEGAN CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 10-25-2026

Name and Address of New Owner:
David John Fuentes
281 Clearlake Dr. W.
Nashville, TN 37217

Parcel ID:
136-06-0-130.00

Send Tax Bills To: Loanunited.com
~~Owner~~ 2235 satellite Blvd. #300
Duluth, GA 30097

Street Address of Subject Property:
281 Clearlake Dr. W.
Nashville, TN 37217

Karen Johnson Davidson County
Batch# 1277373 DEEDQC
05/27/2025 08:25:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250527-0041127

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **David John Fuentes, a married man** hereinafter called **"GRANTOR,"** hereby conveys and quitclaims unto **David John Fuentes and Melina Anjanette Fuentes, husband and wife** hereinafter called **"GRANTEES,"** his/her/their heirs and assigns, all of his/her/their right, title and interest, if any, in and to a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 427 on the Plan of Priest Lake Park, Section Seven-A of record in Plat Book 5200, Pages 107, 108, and 109, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Tracy Ratzlaff and Karla Suarez, husband and wife by Warranty Deed from Wanda Williams, a single woman of record in Instrument No. 20200414-0039118 Register's Office for Davidson County, Tennessee, dated April 09, 2020 and recorded on April 14, 2020.

Being the same property conveyed to **David John Fuentes, a married man** by Warranty Deed in an instrument 20250519-0038981 dated May 12, 2025 and recorded May 19, 2025 in Davidson County, TN.

WITNESS my hand this 12th day of May, 2025.

David John Fuentes

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

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

WITNESS my hand and seal at office, this 12th day of May, 2025.

NOTARY PUBLIC

My commission expires: 3-23-27

True Copy Certification

I, Yvette Meldrum, 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 12, 2025.

Affiant Signature

May 12, 2025

State of Tennessee
County of Williamson

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

Notary's Signature

MY COMMISSION EXPIRES: 10-25-26