Name and Address of New Owner:
Ulises Mendoza Hernandez
2340 Spring Branch Dr
Madison, TN 37115

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1282083 DEEDQC
06/06/2025 01:48:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250606-0044760

This Instrument Prepared By:
Greg Fairbetter
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 02616005900

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Ulises Mendoza Hernandez, a single man and Maria Beatriz Hernandez, a married woman** , "the Grantor," convey and quitclaim unto **Ulises Mendoza Hernandez, a single man,** "the Grantee," all their interest in the following described real estate in Davidson County, Tennessee:

Tract 1: A Tract of land lying in Davidson County, Tennessee, Being a portion of 106, more or less, acre tract as of record in Book 2300, Page 87, Registers Tennessee, described as follows:

BEGINNING at an iron pin on the westerly margin of the proposed extension of Spring Branch Road, said point lying along a curve having a radius of 625.00 feet, 117. 70 feet north of an existing concrete monument, said monument being the northeast corner of Lot No. 17 on the Plan of North Hill Estates as of record in Book 3842, Page 77, Registers Office for Davidson County, Tennessee; thence leaving said westerly margin north 63 deg. 25' 33" west 666.92 feet to an existing concrete monument, said monument further described as being in the rear of Lot No. 8 on the Plan of North Hill Estates, as of record in Book 3300, Page 18, Registers Office for Davidson County, Tennessee; thence north 45 deg. 21' east 2.00 feet to an iron pin in Bryant's northerly line; thence along D.B. Bryant's northerly line north 53 deg. 27' 55" west 145.30 feet to an iron pin; thence north 36 deg. 22' east 128.60 feet to an iron pin; thence north 68 deg. 48' 40" east 321.09 feet to an iron pin; thence south 77 deg. 12' east 200.00 feet to an iron pin; thence south 44 deg. 54' 30" east 465.00 feet to an iron pin in the westerly margin of the proposed extension of Spring Branch Road; thence along said margin south 45 deg. 05' 30" west 98.00 feet to a point at the beginning of a curve having a radius of 625.00 feet; thence along said curve in a southerly direction 202.00 feet to the point of beginning. Said tract containing 6.62 acres, more or less.

Tract 2: BEING a 0.89, more or less, acre tract in Davidson County, Tennessee. Said tract further described as being a portion of the Charles and E. R. Phillips property as of record in Book 2300, Page 87, Registers Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point lying on the northwesterly margin of Spring Branch Drive, said point further described as being the southeast corner of Lot 17 of North Hill Estates, as of record in Book 3842, Page 77, Registers Office for Davidson County, Tennessee; thence leaving said margin of said Spring Branch Drive and running with the northeasterly line of Reserved Parcel A of the said North Hill Estates north 53 deg. 38' west a distance of 741.74 feet to a point; thence leaving said margin of said Reserved Parcel A and running with a 6.62 feet more or less, acre tract of land, being the property of E. R. Phillips as of record in Book

4131, Page 981, Registers Office for Davidson County, Tennessee, south 6 deg. 25' 33" east a distance of 666.92 feet to a point, said point being on the northwesterly margin of proposed Spring Branch Drive; thence in a southerly direction around a curve having a radius of 625 feet a distance of 117.70 feet to the point of beginning containing 0.89 acres, more or less.

Being the same property conveyed to Ulises Mendoza Hernandez, a single man and Maria Beatriz Hernandez, a married woman by Warranty Deed from Duane E. Harrison and Donna L. Harrison, husband and wife dated September 4th 2019 and recorded September 11th 2019 of record in Instrument No. 20190911-0092050, said Register's Office, Davidson County, Tennessee.

This is improved property, known as 2340 Spring Branch Dr, Madison, TN 37115

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 3 day of June, 2025.

Maria Beatriz Hernandez (SEAL)
Maria Beatriz Hernandez

Ulises Mendoza Hernandez (SEAL)
Ulises Mendoza Hernandez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3 day of June, 2025, before me personally appeared **Maria Beatriz Hernandez and Ulises Mendoza Hernandez,** to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3 day of June, 2025.

Notary Signature
My commission expires: 11.3.25

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

202506060044760

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 3 day of June, 2025.

Notary Signature
My commission expires: 11-3-25

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 6.3.25 (date of document).

Affiant Signature

6.3.25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3 day of June, 2025

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

