File No: TN25109672
Grantor's Loan No. _____

Karen Johnson Davidson County
Batch# 1283902 DEEDQC
06/10/2025 03:03:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20250610-0045686

After Recording, Send to:
Boston National Title
400 Rouser Rd., Bldg. 2, 5th Floor
Coraopolis, PA 15108

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.
The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
Madelaine Perez Miranda, Rafael M. Gonzalez Rodriguez, Melissa Marino Perez and Michel Marino Perez, 304 Port Dr, Madison, TN 37115

This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(1)(D) no transfer tax is due.

Tax Parcel Number: 051 02 0 002.00

QUITCLAIM DEED

Madelaine Perez Miranda, unmarried, and **Maria Salgado**, unmarried, and **Siliyit E. Figueroa Carballo,** unmarried, ("Grantor"), of 304 Port Drive, Madison, TN 37115, for and in consideration of $0.00 (Zero Dollars and Zero Cents), conveys and quitclaims to **Madelaine Perez Miranda** a single woman and **Rafael M. Gonzalez Rodriguez**, a single man, **Melissa Marino Perez**, a single woman, and **Michel Marino Perez**, a single man, all as joint tenants with right of survivorship, ("Grantee"), whose tax mailing address is 304 Port Dr, Madison, TN 37115, with quitclaim covenants, his/her/their interest in the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 107 on the Plan of Sherry Heights, Section III of record in Plat Book 2331, Page (s) 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.

Tax ID: 051 02 0 002.00

Property Address is: 304 Port Dr, Madison, TN 37115

Being that parcel of land conveyed to Madelaine Perez Miranda, unmarried woman and Maria Salgado, unmarried woman and Siliyit E. Figueroa Carballo, unmarried woman, joint tenants from Lisa Laughlin, a married woman by that Deed dated 5/21/2024 and recorded 5/22/2024 in Official Records Document No. 20240522-0038323, of the Public Records of Davidson County, TN.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on 06/03, 2025:

Maria Salgado

STATE OF Tennessee
COUNTY OF Davidson

!, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Maria Salgado**, personally known to me, or has produced TN Driver's License as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this ~~6th~~ 3rd day of June, 2025.

Notary Public

RUSSELL NORMENT
TENNESSEE NOTARY PUBLIC
My Comm Exp. October 4, 2027
COUNTY OF DAVIDSON

Executed by the undersigned on 06/03, 2025:

Madelaine Perez Miranda

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Madelaine Perez Miranda**, personally known to me, or has produced TN Drivers License as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this ~~6th~~ 3rd day of June, 2025.

Notary Public



Executed by the undersigned on 06/03, 2025:

Siliyit E. Figueroa Carballo

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Siliyit E. Figueroa Carballo**, personally known to me, or has produced TN Drivers License as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this ~~6~~ 3rd day of June, 2025.

Notary Public

RUSSELL NORMENT
TENNESSEE NOTARY PUBLIC
My Comm Exp. October 4, 2027
COUNTY OF DAVIDSON

True Copy Certification
State of Tennessee

I, Nicole Desidero, 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 June 3rd 2025

Nicole Desidero
Affiant Signature

June 6th 2025
Date

Commonwealth of Pennsylvania
County of Allegheny

Sworn to and subscribed before this 6th day of June, 2025.

Notary's Signature

My Commission Expires: 4-11-2026

Commonwealth of Pennsylvania - Notary Seal
Abigail Serpa, Notary Public
Allegheny County
My commission expires April 11, 2026
Commission number 1413168
Member, Pennsylvania Association of Notaries

(seal)