This instrument prepared by:

Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

File No. 20251087R

Karen Johnson Davidson County
Batch# 1284676 DEEDQC
06/16/2025 10:43:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250616-0046723

The actual consideration is $0.00.

AFFIANT

Subscribed and sworn to before me this
the 13 day of June, 2025

NOTARY PUBLIC

My Commission Expires: 1/14/26

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NEW OWNER:

Cara Marquez
7708 Porter House Drive
Nashville, TN, 37211

SEND TAX BILLS TO:

New owner

MAP/PARCEL:

173-09-0A-068.00-CO

QUITCLAIM DEED

In consideration of 10.00 and other good and valuable consideration, Cara Marquez, an unmarried woman (hereinafter referred to as "Grantor"), does convey all of his/her/their undivided right, title and interest to the hereinafter described property to Cara Marquez, an unmarried woman and Mitchell Steven Marquez, an unmarried man, as tenants in common with rights of survivorship (hereinafter referred to as "Grantee"). Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Revision One, Section Two, Lenox Village of record in Plat at Instrument No. 20020731-0091872, (amending Plan of record in Instrument No. 20020705-0081261) 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 Erica L. Clanton, a single woman by Warranty Deed from Brandon Thomas Sory, unmarried and Lilly Sory, unmarried of record in Instrument No. 20190102-0000288 Register's Office for Davidson County, Tennessee, dated December 27, 2018 and recorded on January 02, 2019.

Being the same property conveyed to Cara Marquez, an unmarried woman from Erica L. Clanton, an unmarried woman by Warranty Deed dated April 17, 2025 and recorded on April 22, 2025 in Instrument No. 20250422-0030818 Register's Office for Davidson County, Tennessee,

This property is commonly known as 7708 Porter House Drive, Nashville, TN 37211.

This conveyance is subject to such limitations, matters of record and any liens or encumbrances which may affect the property. Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose, makes this conveyance to Grantee.

[signatures appear on following pages]

IN WITNESS WHEREOF, effective this the 13 day of June, 2025.

GRANTOR:

Cara Marquez

NOTE:

THIS DEED WAS PREPARED BASED UPON THE REQUEST AND INSTRUCTIONS OF THE GRANTORS, WITHOUT THE BENEFIT OF A TITLE SEARCH OR A SEARCH FOR LIENS AGAINST THE GRANTEES, WHICH MAY ATTACH TO THE PROPERTY AS A RESULT OF THIS CONVEYANCE, AND NO LEGAL OR TAX ADVICE WAS GIVEN BY THE PREPARER.

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Cara Marquez with whom I am personally acquainted (or proven to me upon the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed this instrument for the purposes contained therein.

Witness my hand, at office, the 13 day of June, 2025

NOTARY PUBLIC

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/14/26

Certificate of Authenticity

I, Ryan Rafoth, 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 13, 2025.

Date

Affiant Signature

6/13/25
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 13 day of June, 20 25.

Notary's Signature

My Commission Expires: 1/14/26
Date

Notary's Seal (if on paper)

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY