Name and Address of New Owner:
Nancy D. Avila Ortiz
5718 Briarwick Court
Hermitage, TN 37076

Send Tax Bills To:
New Owner

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

Karen Johnson Davidson County
Batch# 1284776 DEEDQC
06/16/2025 12:29:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250616-0046870

Map & Parcel No: 087050A07700CO

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, **Nancy D. Avila Ortiz, a single woman, ,** "the Grantor," convey and quitclaim unto **Nancy D. Avila Ortiz, a single woman and Francisca Del Carmen Ortiz, a married woman, as joint tenants with full rights of survivorship,** "the Grantees," all their interest in the following described real estate in Davidson County, Tennessee:

Being all of Lot No. 78, on the Plan of Farmingham Woods, Phase 2, Section 2, as shown by plat appearing of record in Book 7900, Page 424, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to **Nancy D. Avila Ortiz, a single woman,** by Warranty deed from OLEY, Inc.,Tennessee Corporation, dated 5/12/2023 and filed of record in Instrument No. 202305170036727, in the Register's Office for Davidson County, Tennessee.

Improved property known as: 5718 Briarwick Court, Hermitage, TN 37076

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.

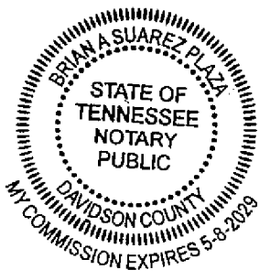
IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 12th day of June, 2025.

_____ (SEAL)
Nancy D. Avila Ortiz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Notary Public of the state and county mentioned, personally appeared **Nancy D. Avila Ortiz,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 12th day of June, 2025.



_____
Notary Signature
My commission expires: 5-8-29

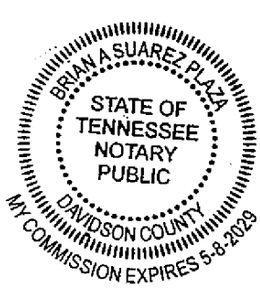
AFFIDAVIT OF VALUE

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-**, 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 12th day of June, 2025.



_____
Notary Signature
My commission expires: 5-8-29

202506160046870

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 6.12.25 (date of document).

Affiant Signature

6.12.25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12 day of June, 2025

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

