INSTRUMENT PREPARED BY. H David Kittrell, Esq Community Law Group, PLLC 2604 Nolensville Pike – Suite C Nashville, Tennessee 37211		STATE OF TENNESSEE) COUNTY OF DAVIDSON) THE ACTUAL CONSIDERATION FOR THE TRANSFER IS $0, PURSUANT TO T C A §67-4-409(a)(1)(C)(v). FURTHER AFFIANT SAYETH NAUGHT. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th DAY OF July 2025. NOTARY PUBLIC My commission expires April 16, 2025
NAME AND ADDRESS OF NEW OWNER Olmi Luis Estevez Font 216 Cedarwood Lane Madison, TN 37115	SEND TAX BILLS TO Olmi Luis Estevez Font 216 Cedarwood Lane Madison, TN 37115	MAP/PARCEL NUMBERS Parcel ID 043 02 A 216 00

QUITCLAIM DEED

WHEREAS JOSE CANDELARIO CANCINO-MUNOZ, a single man, is the current owner of record of the property more specifically described, *infra* (*hereinafter* referred to as "Property"),

WHEREAS, on 30 March 2021, IRIS C BURNETT, a single woman, transferred and conveyed to OLMI LUIS ESTEVEZ FONT and JOSE CANDELARIO CANCINO-MUNOZ, married spouses, the Property via warranty deed,

WHEREAS the undersigned Party, JOSE CANDELARIO CANCINO-MUNOZ, a single man, pursuant to the Marital Dissolution Agreement and Final Decree of Divorce in *Estevez Font v Cancino Munoz*, Sumner County Chancery Court No 2023-DM-321, has agreed to assign and quitclaim his entire, undivided interest in the Property to· **OLMI LUIS ESTEVEZ FONT**, a single man and his former spouse, and

NOW, THEREFORE:

FOR AND IN CONSIDERATION of the sum of 10 and No/100 Dollars ($10 00), and other good and valuable consideration, **JOSE CANDELARIO CANCINO-MUNOZ**, a single man, by these presents, has bargained, sold and does hereby convey, remise, release and forever quitclaim unto **OLMI LUIS ESTEVEZ FONT**, a single man, their successors and assigns, his entire right, title and interest in and to the following described as follows

> Land in Davidson County, being Lot No 216 on the Plan of a Resubdivision of a portion of Phanse Two, Cedardwood Country Homes, as shown by plat of record in Plat Book 5200, Page 590, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot
>
> Being the same property conveyed to Olmi Luis Estevez Font and Jose Candelario Cancino-Munoz, a married couple, from Iris C Burnett, a single woman, by Warranty Deed as recorded as instrument 20210331-0042430 in the Register's Office of Davidson County, Tennessee

This is improved Property more commonly known as 216 Cedarwood Lane, Madison, TN 37115 This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises

This transfer is pursuant to a domestic decree adjusting the property rights between divorcing spouses, Tenn Code Ann § 67-4-409(a)(1)(C)(v)

Witness my hand this 2 day of July, 2025

Karen Johnson Davidson County
Batch # 1295479 DEEDQC
07/09/2025 01 29 50 PM 2 pgs
Fees $12 00 Taxes $0 00

20250709-0054045

JOSE CANDELARIO CANCINO-MUNOZ

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainer, **JOSE CANDELARIO CANCINO-MUNOZ**, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand and official seal this 2 day of July, 2025

NOTARY PUBLIC

My Commission Expires. 1/26/28

KIMBERLY N SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY COUNTY

This attorney prepared this Deed without the benefit of a title examination and solely with the information provided him by the Parties without counsel or advice as to legal consequences or tax-related matters, this attorney assumes no responsibility for the accuracy of the legal description or the status of the title to the Property