QUITCLAIM DEED

STATE OF Tennessee, COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10 00

Affiant

Subscribed and sworn to me on July 18, 2025

NOTARY PUBLIC

My Commission Expires 12/19/26

JOHN COBB ROCHFORD NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

This deed was prepared based solely upon information supplied by the Grantor, and Davidson County's of a title search.

Karen Johnson
Batch # 1300872
07/23/2025 10 04 11 AM
Fees $12 00 Taxes $0 00

DEEDQC
2 pgs

20250723-0058116

THIS INSTRUMENT WAS PREPARED BY
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP – PARCEL #
Edilberto C Orozco & Patricia Martinez 112 Antioch Court Antioch, TN 37013	Same as New Owner	148-03-0/161 00

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter to this instrument.

KNOW ALL MEN BY THESE PRESENTS that Blanca Estela Maldonado, hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10 00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Edilberto C Orozco and Patricia Martinez, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, their entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows

> Land in Davidson County, Tennessee, being Lot #1019 on the Plan of Cherokee Hills, Section Ten, as of record in Book #4660, Page #27, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description
>
> BEING the same property conveyed to Edilberto C Orozco and Patricia Martinez, husband and wife, and Blanca Estela Maldonado, as tenants in common with right of survivorship, by Quitclaim Deed from Edilberto C Orozco and Patricia Martinez, husband and wife, dated August 27th, 2012, recorded October 4th, 2012, of record in Instrument No 20121004-0091081
>
> This is improved property, known as 112 Antioch court, Nashville, TN 37013

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises

WITNESS my hand on July 18, 2025

Blanca Estela Maldonado

STATE OF Tennessee

COUNTY OF Williamson

On July 18, 2025 before me personally appeared Blanca Estela Maldonado, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained

Witness my hand and official seal on 18th of July, 2025

NOTARY PUBLIC

My Commission Expires 12/19/26

JOHN COBB ROCHFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON