AFTER RECORDING RETURN TO:
Radian Settlement Services Inc.
1000 GSK Drive
Suite 210
Coraopolis, PA 15108
File No. 1280723154

Karen Johnson Davidson County
Batch# 1301881 DEEDQC
07/24/2025 01:09:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250724-0058636

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 150160A11500CO

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 18 day of July, 2025, by and between **Pablo Cano Martinez F/K/A Pablo Cano, married, joined by spouse, Blanca Estela Sanchez Chavez,** residing at 3412 Whitesail Court, Nashville, TN 37013, hereinafter referred to as Grantor(s) and **Pablo Cano Martinez and Blanca Estela Sanchez Chavez, husband and wife, as joint tenants with right of survivorship,** residing at 3412 Whitesail Court, Nashville, TN 37013, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 97 ON THE FINAL PLAT OF WINDHAVEN SHORES, SECTION FOUR OF RECORD IN INSTRUMENT NO. 20041222-0152517, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

Property Address: 3412 Whitesail Court, Nashville, TN 37013

Being the same property conveyed to the Grantor(s) in a Deed recorded on 3/29/2006 under Instrument No. 20060329-0035471 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

AKA PABLO CANO.

Pablo Cano Martinez F/K/A Pablo Cano

Blanca Estela Sanchez Chavez

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Pablo Cano Martinez F/K/A Pablo Cano and Blanca Estela Sanchez Chavez, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in TN, this 18 day of July, 2025.

Notary Public

My Commission expires: 1/5/28

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/05/2028
WILSON COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

Print Name: Pablo Cano Martinez

STATE OF TN
COUNTY OF Davidson

Subscribed and sworn to before me this 18 day of July, 2025.

Notary Public
My Commission Expires: 1528

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/05/2028
WILSON COUNTY

Name and address for person(s) responsible for taxes:

Pablo Cano Martinez and Blanca Estela Sanchez Chavez
3412 Whitesail Court
Nashville, TN 37013

Name and address of property owner:

Pablo Cano Martinez and Blanca Estela Sanchez Chavez
3412 Whitesail Court
Nashville, TN 37013

Tennessee Certification of Electronic Document

I, Rachael Collinsworth, 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 18TH JULY 2025 (date of document).

Affiant Signature

18TH JULY 2025
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 18th day of July, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 08-23-2028

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
JAMES REARDON - Notary Public
Allegheny County
My Commission Expires August 23, 2028
Commission Number 1385997