THIS DOCUMENT PREPARED BY
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

MAP 043160
PARCEL 184 00

NEW OWNER'S ADDRESS
Elba Cardenas
225 Warrior Road
Madison, TN 37115

SEND TAX BILLS TO
Elba Cardenas
225 Warrior Road
Madison, TN 37115

Karen Johnson
Batch # 1303122
07/29/2025 08 14 29 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250729-0059609

# QUITCLAIM DEED

PREPARERS DISCLAIMER. This instrument is prepared based on information provided by the parties named therein The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property, either before or after the use of this instrument, or otherwise is given by the preparer of this instrument to the parties. Further, no legal advice has been provided to any person regarding the legal significance of or other ramifications regarding the use of this instrument or the undertaking of the subject transaction

***FOR AND IN CONSIDERATION*** of no monetary consideration, and pursuant to Final Decree of Divorce, Docket No 2023-CV-178, Chancery Court for Wilson County, Tennessee, I, Catarino Cardenas-Zarate, Grantor(s), by these presents do hereby quitclaim and convey unto Elba Olivia Cardenas, Grantee(s), her successor and assigns all of my interest in the following described tract or parcel of land, to wit:

**Land in Davidson County, Tennessee, being Lot 78, as shown on the Map entitled Section 2, Arrowhead Estates of record in Plat Book 5050, Page 83, 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 Catarino Cardenas-Zarate and wife, Elba Cardenas by Warranty Deed dated 6/29/2010 from David Cook, an unmarried man of record in Instrument No. 20100702-0052264, Register's Office for Davidson County, Tennessee.**

This is (X) improved ( ) unimproved property known as 225 Warrior Road, Madison, TN 37115

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

***IN WITNESS WHEREOF*** I have hereunto set my hand on the 30th day of Aug, 2024

Catarino Cardenas Zarate
Catrarino Cardenas-Zarate

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Catarino Cardenas-Zarate, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained

Witness my hand, at office, this 30th day of Aug, 2024.

Melissa Heavener
Notary Public
My Commission Expires. _____

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027

The actual consideration or value whichever is greater, for this transfer is $0

Catarino Cardenas Zarate
Affiant

Sworn and subscribed before me, this the 30th day of Aug, 2024.

Melissa Heavener
Notary Public
My Commission Expires _____

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027