Karen Johnson Davidson County
Batch# 1303598 DEEDQC
07/30/2025 11:49:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250730-0060210

NEW OWNER:

Jose J. Loza & Byron Loza
1124A E Old Hickory Blvd
Madison, TN 37115

THIS INSTRUMENT PREPARED BY:

Rouse Law Group, PLLC
2800 North Mount Juliet Road
Mount Juliet, Tennessee 37122

SEND TAX BILLS TO:
New Owner

Map/Parcel Numbers:
04315016500

This instrument was prepared solely from information provided by the parties.

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged **MARIA DEL REFUGIO LOZA RODRIGUEZ,** hereinafter called the Grantor, has quitclaimed to **JOSE J. LOZA and BYRON LOZA,** hereinafter called the Grantees, their heirs and/or assigns, all of her interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Nos. 28, 29 and 30 in Block "A" on the Map of Anderson Subdivision on Old Hickory Boulevard, as of record in Book 974, Page 36 and 37, Register's Office for said County.

Said Lots front together 75 feet on the South side of Old Hickory Boulevard and run back between parallel lines 136.8 feet on the East line of Lot No. 30 and 135.2 feet on the West side of Lot No. 28 to a dead line.

Being the same property conveyed to Maria Del Refugio Loza Rodriguez, by Quitclaim Deed from Maria Loza, a married woman, dated February 3, 2023, of record as Instrument 20230206-0008349, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 1124 A & B East Old Hickory Blvd, Madison, TN 37115.

WITNESS SIGNATURE(S) this 25th day of July, 2025.

Maria del Refugio Loza Rodriguez
MARIA DEL REFUGIO LOZA RODRIGUEZ

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **MARIA DEL REFUGIO LOZA,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 25th day of July, 2025.

Celia Stewart Rouse
Notary Public

My commission expires: 5/2/2027

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

****

The actual consideration or value, whichever is greater, for this transfer is $ 0.00

Affiant

Sworn to and subscribed to before me, this the 25th day of July, 2025.

Celia Stewart Rouse
Notary Public

My commission expires: 5/2/2027

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Celia Stewart Rouse, 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 7/25/25.

Celia Stewart Rouse
Affiant Signature

7/25/25
Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 25th day of July, 2025

Notary's Signature
My Commission Expires:

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires May 31, 2026
WILSON COUNTY