Karen Johnson Davidson County
Batch# 1303598 DEEDQC
07/30/2025 11:49:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250730-0060212

NEW OWNER:

Rogelio L. Cardona Mejia
308 Scalf Dr
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:
043-07-0-013.00

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,** hereinafter called the Grantor, has quitclaimed to **ROGELIO L. CARDONA MEJIA,** hereinafter called the Grantee, his 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 No. 154 of an unrecorded plan in Block 13 of a recorded plan known as Anderson Estates of record in Book 1130, Page 37, Register's Office for Davidson County, Tennessee, described as follows:

Said lot begins at a point in the easterly margin of Scalf Drive, 210 feet from a monument on the northeast corner of Scalf Drive and Roosevelt Drive; thence eastwardly 165.4 feet between the common lines of Lots Nos. 154 and 155 to a point at the common corner of Lots Nos. 154, 155, 126 and 128; thence northwardly 50 feet between the common lines of Lots Nos. 128 and 154 to a point at the common corner of Lot Nos. 218, 129, 153 and 154; thence westwardly 166 feet between the common lines of Lots Nos. 153 and 154 to point in the easterly margin of Scalf Drive, thence southwardly 55 feet along said margin to the point of beginning.

Being the same property conveyed to Maria Del Refugio Loza, by Quitclaim Deed from Maria Loza, dated June 25, 2015, of record as Instrument 20150701-0063525, 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 308 Scalf Drive, Madison, TN 37115.

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

Maria del Refugio Loza Rodriguez
MARIA DEL REFUGIO LOZA

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.

Notary Public

My commission expires: 5/2/2027

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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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.

Notary Public

My commission expires: 5/2/27

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