Karen Johnson Davidson County
Batch# 1303598 DEEDQC
07/30/2025 11:49:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250730-0060214

NEW OWNER:

Rogelio L. Cardona Mejia
334 Duling Ave
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:
043-09-0-324.00

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 **JILMER E. CARDONA MEJIA,** hereinafter called the Grantor, has quitclaimed to **ROGELIO L. CARDONA MEJIA,** hereinafter called the Grantee, his heirs and/or assigns, all of his interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land lying in Davidson County, Tennessee, described as follows, to-wit:

Land in the 11th Civil District of Davidson County, Tennessee, being a part of Lot No. 1, Block "L" on the Plan of Woodlawn Estates, of record in Book 843, Page 82, Register's Office for said County, and described in three separate tracts by William C. Parrish, Surveyor, as follows:

TRact No. 2: beginning at the Northeast corner of Tract No. 1 at the margin of Duling Avenue; thence south 86 degrees 11 minutes East 58.8 feet to an iron stake; thence South 3 degrees 45 minutes West 225 feet to an iron stake; thence North 86 degrees 13 minutes West 58.8 feet to an iron stake; thence North 3 degrees 45 minutes East 225 feet to the point of beginning.

Being the same property conveyed to Jilmer E. Cardona Mejia, by Quitclaim Deed from Rogellio L. Cardona Mejia and Maria M. Loza, dated June 25, 2015, of record as Instrument 20150701-0063524, 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 334 Duling Drive, Madison, TN 37115.

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

JILMER E. CARDONA MEJIA

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **JILMER E. CARDONA MEJIA,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he 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

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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