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

MAP 043010
PARCEL. 005 00

NEW OWNER'S ADDRESS & SEND TAX BILLS TO.
Santos Vasquez Talo
214 Old Amqui Rd
Madison, TN 37115

Karen Johnson
Batch # 1305023
08/01/2025 11 46 28 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250801-0061146

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, I, Nancy Aviles, Grantor(s), by these presents do hereby quitclaim and convey unto Santos Vasquez Talo, married, Grantee(s), his successors and or assigns all of my interest in the following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee, being the Southwesterly part of Lot No. 30 on the Maps at Bransford Realty Company's Amqui Subdivision of record in Plat Book 421, Page 38 and 39, Register's Office for Davidson County, described in accordance with a survey made April 29, 1961, by Clyde C. Anderson, Surveyor, as follows:

Beginning at a point 462 feet South from the Southerly margin of Campbell Road, being a common corner of Lots Nos 29 and 30, in said plan; thence South 86 degrees 08 minutes East 47.8 feet to a point; thence North 3 degrees 30 minutes East 232 feet to a point; thence North 86 degrees 08 minutes West 48.9 feet to a point; thence South 2 degrees 58 minutes West 231 feet to the beginning.

Being the same property conveyed to Nancy Aviles by Quitclaim Deed dated 9/26/2018 from Hector Javier Aviles of record in Instrument No. 20181105-0109510, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as 214 Old Amqui 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 23rd day of July, 2025.

Nancy Aviles

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 23rd day of July, 2025

Notary Public
My Commission Expires: 11/8/2027

TAMMY D MELLONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

The actual consideration or value whichever is greater, for this transfer is $0 Exempt from transfer tax pursuant to T.C A 67-4-409a3E.

Affiant

Sworn and subscribed before me, this the 23rd day of July, 2025

Notary Public
My Commission Expires: 11/8/2027

TAMMY D MELLONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY