THIS INSTRUMENT PREPARED BY:
JORDAN B. OSBORN, ESQ.
RAMSEY THORNTON BARRETT OSBORN, PLC
702 EAST COLLEGE STREET, SUITE 200
DICKSON, TENNESSEE 37055
RT8525-01

Based on the information provided by the parties; No title search was requested or performed.

Karen Johnson Davidson County
Batch # 1306707 DEEDQC
08/07/2025 01:11:35 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250807-0062831

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00) Dollar, cash in hand paid, the receipt of which is hereby acknowledged, I, EVERARDO C. BARAJAS, convey and quitclaim unto ADALBERTO RUIZ GARCIA, his heirs and assigns, all of our right, title and interest in and to the following described real estate, to wit:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Charlotte Park, Section 1, as of record in Book 2663, Pages 2 to 6, Register's Office for said County.

Said Lot No. 6 fronts 75 feet on the west side of American Road, and extends back 172.2 feet on the north line and 168.2 feet on the south line, to a dead line on which it measures 50 feet.

Being the same property conveyed to Everardo C. Barajas by deed from Miguel Delgado and wife, Elena Ruiz Garcia, dated April 5, 2011, and of record in Instrument No. 20110407-0027027 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters appearing on the Plan of record in Plat Book 2663, Pages 2-6, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 421 American Road, Nashville, TN 37209.

WITNESS MY HAND this 17 day of July, 2025.

Everardo C Barajas
EVERARDO C. BARAJAS

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, EVERARDO C. BARAJAS, with whom I am personally acquainted or who proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 17 day of July, 2025.

ASHLIE M GILLETTE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMMISSION EXPIRES OCTOBER 20, 2027

Ashlie M Gillette
NOTARY PUBLIC

My Commission Expires: _____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer is $ Ø .

Julieta Correa
AFFIANT

Subscribed and sworn before me this 17 day of July, 2025.

Ashlie M Gillette
NOTARY PUBLIC

ASHLIE M GILLETTE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON MY COMMISSION EXPIRES OCTOBER 20, 2027

My Commission Expires: _____

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Map - Parcel:
090 16 0 314.00

ADDRESS OF NEW OWNERS AND SEND TAX BILLS TO:
ADALBERTO RUIZ GARCIA
125 Graham St
White Bluff TN 37187