Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Karen Johnson Davidson County
Batch# 1310377 DEEDQC
08/15/2025 09:27:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250815-0065081

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
Maria Lucia Rincon Dominguez, Trustee The Matthew J. Dominguez and Maria Lucia Rincon Dominguez Revocable Trust 3838 Mammoth Trail Madison, WI 53719	New Owner	091 11 0F 005.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Maria Rincon Dominguez**, ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Maria Lucia Rincon Dominguez, Trustee, The Matthew J. Dominguez and Maria Lucia Rincon Dominguez Revocable Trust dated January 24, 2024, as amended on July 22, 2025** ("Grantee"), all of her interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

> Land in Davidson County, Tennessee, being Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 5003 Indiana Avenue Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20150402-0029161 and amended in Instrument No. 20160816-0085550, Instrument No. 20161006-0105803 and Instrument No. 20161014-0109084 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to **Matthew Dominguez and wife Maria Rincon Dominguez**, by Warranty Deed dated April 12, 2018, from **Thomas C. Beaupre and wife, Jessica E. Beaupre**, recorded in Instrument No. 20180420-0037384, Register's Office of Davidson County, Tennessee. Whereas **Matthew Dominguez** died on February 28, 2025, and **Maria Rincon Dominguez** became the sole owner of the property.

This conveyance is subject to all matters of record.

Maria Lucia Rincon Dominguez and **Maria Rincon Dominguez** are one and the same person.

This is improved property known as: **5003 B Indiana Ave., Nashville, Tennessee 37209**.

(Legal description from prior deed of record).

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on this the 5th day of August 2025.

Maria Rincon Dominguez

STATE OF WISCONSIN
COUNTY OF DANE

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Maria Rincon Dominguez**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of AUGUST 2025.

Notary Public

My Commission Expires:
2/7/28

STATE OF WISCONSIN
COUNTY OF DANE

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 5th day of AUGUST 2025.

Notary Public

My Commission Expires:
2/7/28

Certificate of Authenticity

I, Aaron B. Morales, 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 certified copy of the original document executed and authenticated according to law on August 5, 2025.

Affiant Signature

August 15, 2025

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 15th day of August 2025.

Notary's Signature

My Commission Expires: 02107/2026

Notary's Seal:

KATHERINE JOHNSON
TENNESSEE NOTARY PUBLIC
My Comm Exp February 7, 2026
COUNTY OF WILLIAMSON