QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

Patty Parsons
Affiant

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/11/2026 DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF August, 2025

Notary Public

MY COMMISSION EXPIRES 1/11/26
(AFFIX SEAL)

JM-BMR-24-739

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Gloria Velasco Flores, unmarried and Eduardo Gabriel Vazquez Velasco	**Same As New Owner**	
(NAME)	(NAME)	**187-05-0A-140 00-CO**
739 Westcott Ln,		
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GLORIA VELASCO FLORES, UNMARRIED,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **GLORIA VELASCO FLORES, UNMARRIED AND EDUARDO GABRIEL VAZQUEZ VELASCO, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that 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 140 on the Plan of Final Plat of Burkitt Springs, Phase Two of record in Plat at Instrument No 20150205-0011089, 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 Gloria Velasco Flores, unmarried by Warranty Deed from William Owens Stogner and Taylor Elisa Stogner f/k/a Taylor Elisa Gunnarson, husband and wife, as joint tenants with rights of survivorship of record in Instrument No 20241007-0077811, Register's Office for Davidson County, Tennessee

This Instrument was prepared with information supplied by the Grantees No title examination was performed to validate the accuracy of title Therefore the preparer does not accept liability for this Instrument

This is **improved** property known as **739 Westcott Ln, Nolensville, Tennessee 37135**

Karen Johnson
Batch # 1311394
08/18/2025 02 19 36 PM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250818-0065772

Witness my/our hand(s) this the 15 day of August, 2025

Gloria Velasco Flores

Gloria Velasco Flores

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GLORIA VELASCO FLORES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 15th day of ~~July~~ August 2025

Notary Public
My Commission Expires 1/11/26
(SEAL)



RETURN TO:

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206