State of Tennessee

Rev 134FF27

PLEASE USE THE SPACE BELOW FOR THE COUNTY RECORDER'S OFFICE:

Karen Johnson
Batch # 1312910
08/20/2025 03 46 04 PM
Fees $22 00 Taxes $0 00

Davidson County
DEEDQC
4 pgs

20250820-0066782

This instrument was prepared by:
Yineiris Bobonagua De La Cruz
339 Luna Dr
Nashville, TN 37211

After recording, mail document
and tax statements to:

Carolina Vilorio Graham
4712 Reischa Dr
Nashville, TN 37211
13409011600

QUITCLAIM DEED

This Quitclaim Deed (the "Deed") is made effective this 20 day of March, 2024 (the "Effective Date") between Antonio Santana Galan (the "Grantor") whose mailing address is 5000 mountain springs rd , Antioch, TN 37013, and Carolina Vilorio Graham (the "Grantee") whose mailing address is 4712 Reischa Dr, Nashville, TN 37211.

WITNESSETH, that the Grantor, for and in consideration of the sum of $0 00 (United States Dollars) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby quitclaim, convey and release unto Grantee all interest Grantor has, if any, in the real property (the "Property") located in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No 98, Phase One on the Plan of Woodland Hills, of record in Plat Book 6900, Page 666, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property Being the same property conveyed to Carolina V Graham from Troy D Irwin and Donna Irwin by Warranty Deed dated 07/25/23 and recorded on _____ in Instrument # 202307270057994 and recorded in _____ Book _____ Page _____ in the Register's Office of Davidson County, Tennessee

The Property will be held as sole ownership

The Property is not homestead of the Grantor.

EXECUTED this 03/20/2024



Grantor Signature

Antonio Santana Galan

Grantor Name



Grantee Signature

Carolina Vilorio Graham

Grantee Name

ACKNOWLEDGEMENT OF NOTARY PUBLIC

STATE OF TENNESSEE

COUNTY OF DAVIDSON.

On this day, personally appeared before me by means of physical presence, the Grantor and the Grantee, to me known to be the person(s) described in and who executed the within instrument, and acknowledged that they signed the same as their voluntary act and deed, for the uses and purposes therein mentioned

Witness my hand and official seal hereto affixed on March 20, 2024

Signature

Yineiris Bobonagua De La Cruz
Notary Public

My Commission Expires: 01/24/2028



KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is
$ 0

Carolina Vilorio Graham
Affiant

Subscribed and sworn before me, this 20 day of August, 2025

Notary

YINEIRIS BOBONAGUA DE LA CRUZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-24-2028